

CARBIDE PARK // BRISTOL



DEVELOPMENT LAND FOR SALE
13.55 ACRE SITE

DESIGN AND BUILD OPPORTUNITIES AVAILABLE
20,000 - 62,000 SQ FT

SEVERN ROAD, BRISTOL, BS10 7SF

tungstenpark.com/carbideparkbristol

A Development By

TUNGSTEN
PROPERTIES

DESIGN AND BUILD

OPPORTUNITIES AVAILABLE TO LET
FOR MAXIMUM FLEXIBILITY

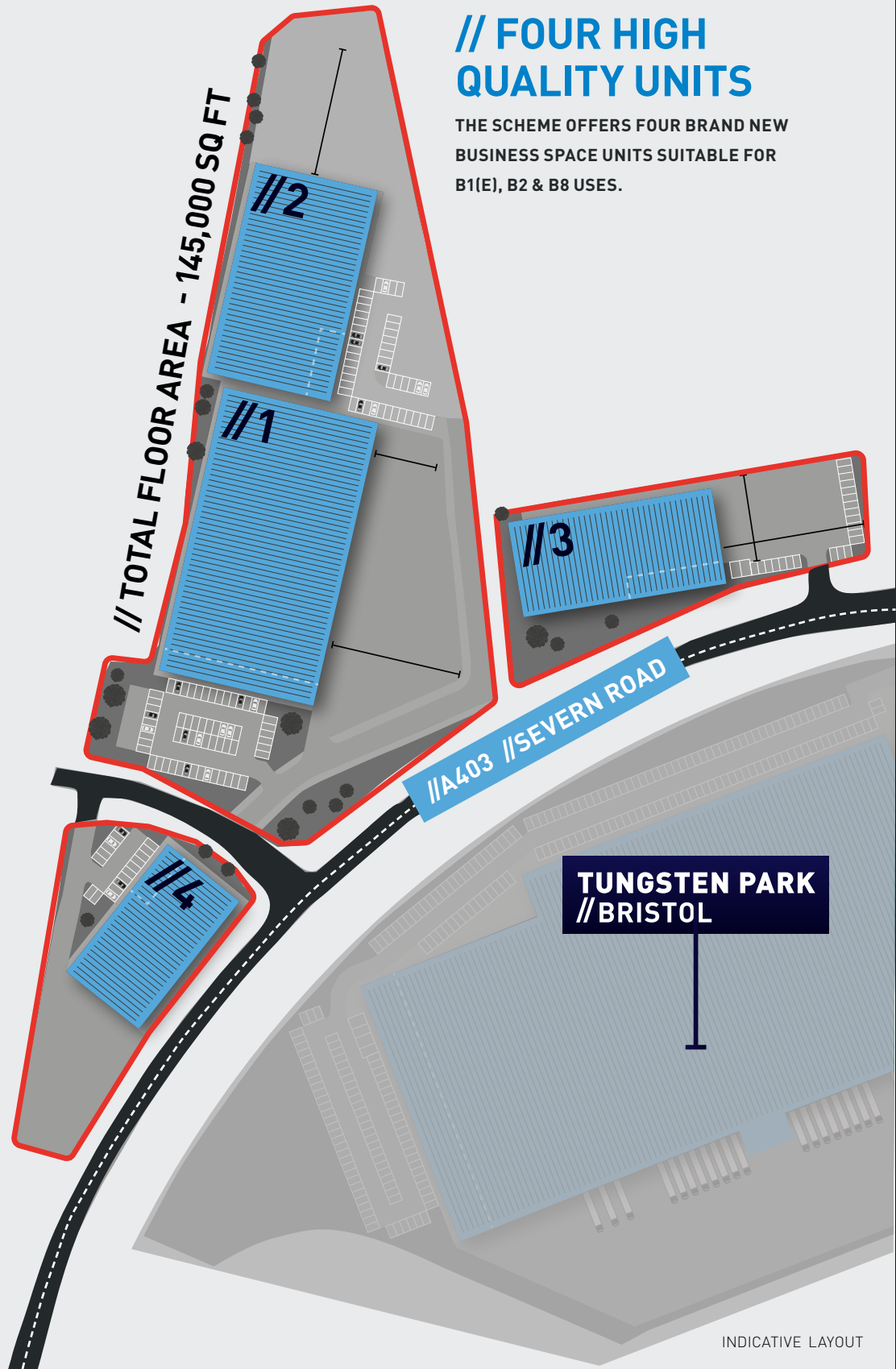
ACCOMMODATION

UNIT 1	SQ FT
WAREHOUSE	58,000
OFFICES	4,000
TOTAL GIA	62,000
EAVES HEIGHT	10M
LOADING DOORS	4
LEVEL ACCESS	2
CAR PARKING	61
YARD DEPTH	47.9M

UNIT 2	SQ FT
WAREHOUSE	34,000
OFFICES	2,000
TOTAL GIA	36,000
EAVES HEIGHT	10M
LEVEL ACCESS	3
CAR PARKING	45
YARD DEPTH	45M

UNIT 3	SQ FT
WAREHOUSE	24,500
OFFICES	2,500
TOTAL GIA	27,000
EAVES HEIGHT	8M
LEVEL ACCESS	2
CAR PARKING	9
YARD DEPTH	50M

UNIT 4	SQ FT
WAREHOUSE	18,500
OFFICES	1,500
TOTAL GIA	20,000
EAVES HEIGHT	8M
LEVEL ACCESS	2
CAR PARKING	18
YARD DEPTH	45M



INDICATIVE LAYOUT

DEVELOPMENT LAND

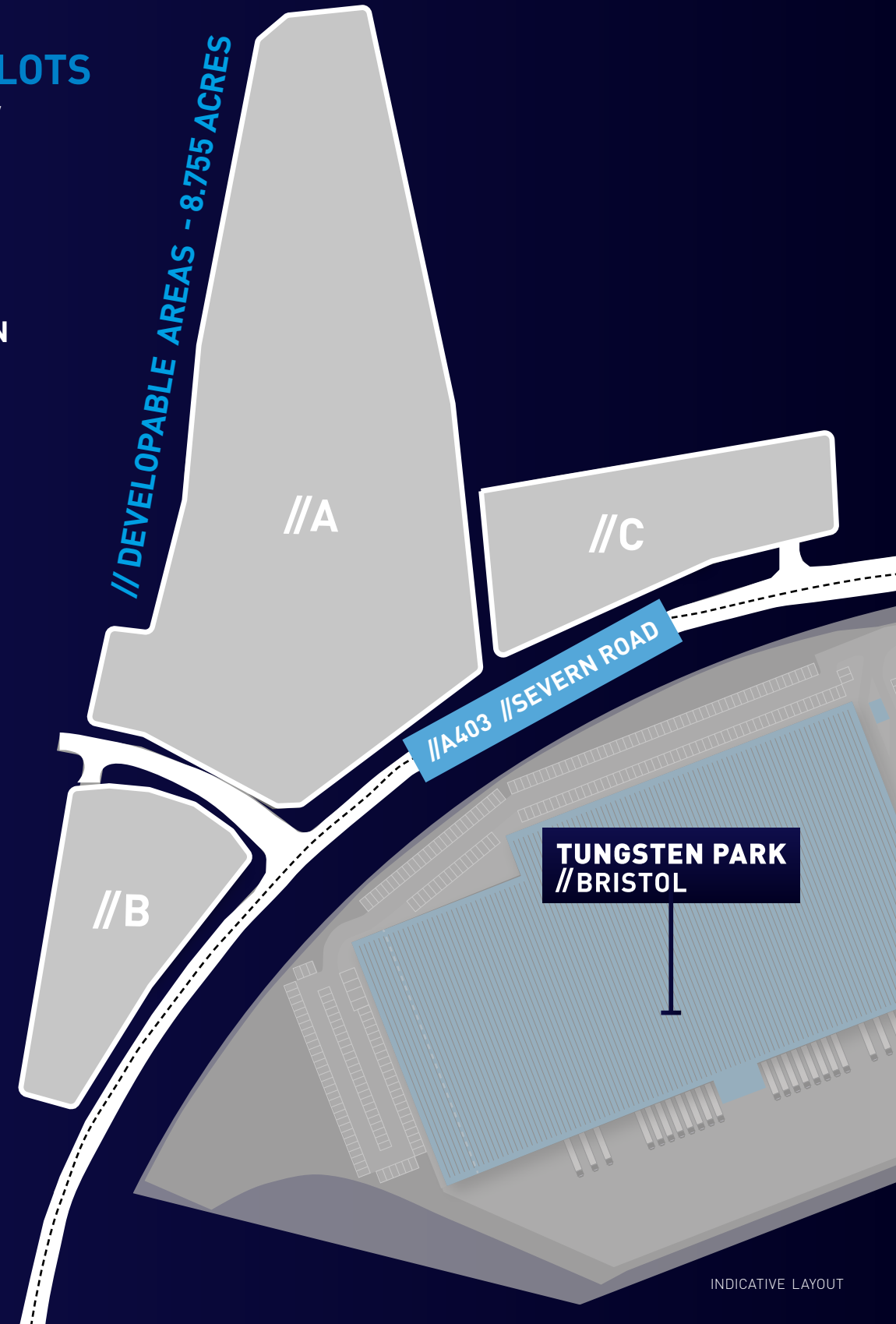
FOR SALE
ON A PROMINENT HIGH PROFILE SITE

// IDEALLY POSITIONED PLOTS

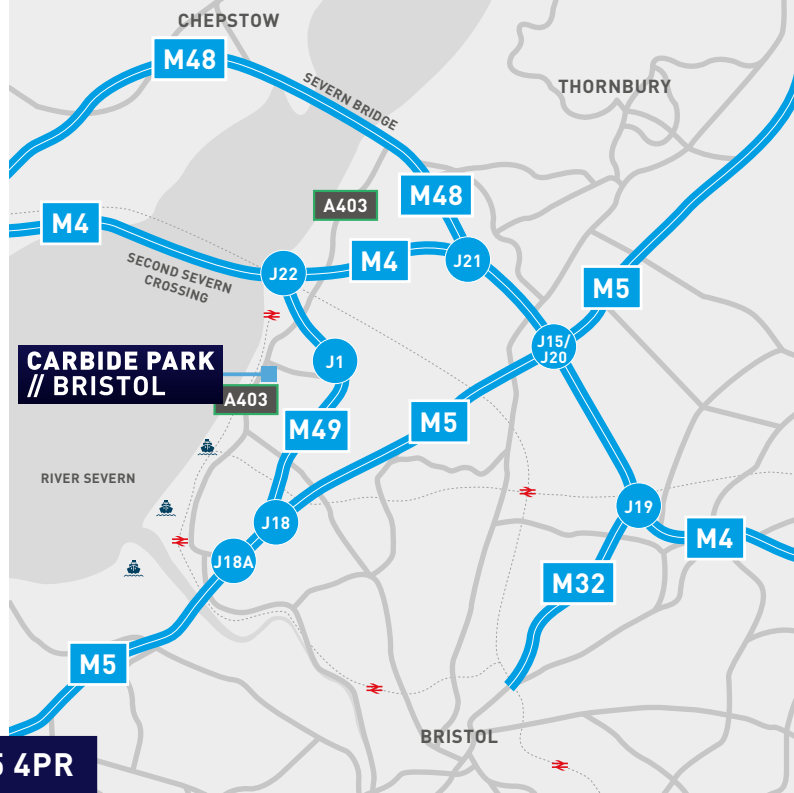
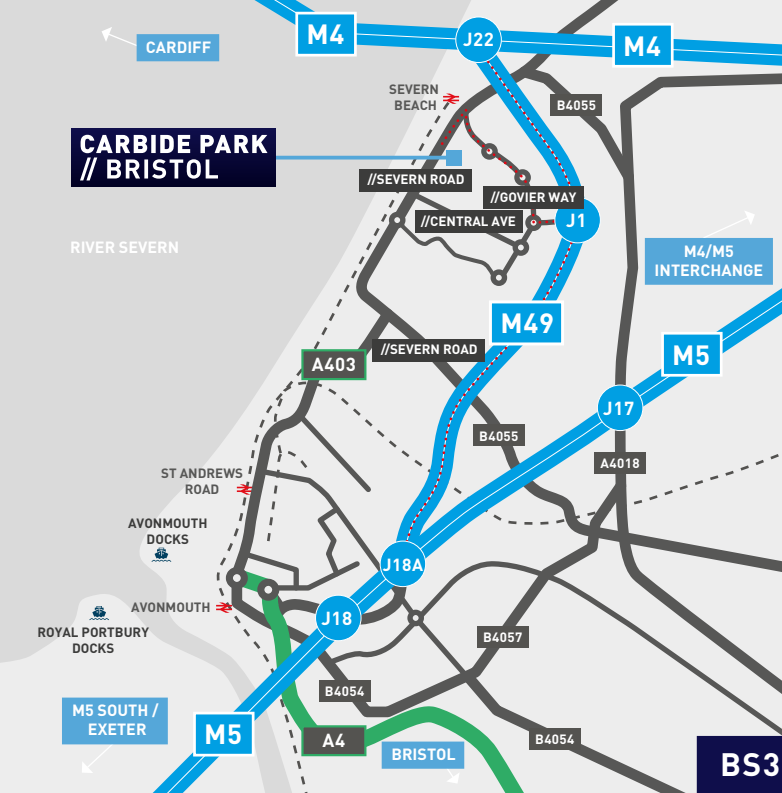
IN AN ESTABLISHED INDUSTRIAL/ WAREHOUSE LOCATION MINUTES FROM THE BRAND NEW J1 M49.

PLOT INFORMATION

PLOT	ACRES
A	6.00
B	1.27
C	1.49



INDICATIVE LAYOUT



DEMOGRAPHICS



THE BRAND NEW JUNCTION 1 ON THE M49 SIGNIFICANTLY REDUCES DRIVE TIME



LABOUR COSTS IN THE SOUTH WEST ARE 4% LOWER THAN THE UK NATIONAL AVERAGE



C.20,000 PEOPLE IN THE LEP AREA ARE UNEMPLOYED AND ACTIVELY SEEKING WORK



25 MILLION PEOPLE USE THE SEVERN CROSSINGS A YEAR, TOLL FREE

SOURCE: NOMIS

FURTHER INFORMATION

ALL UNITS ARE AVAILABLE TO LEASE ON FULL REPAIRING AND INSURING TERMS. FOR FURTHER INFORMATION AND THE RENT PAYABLE, PLEASE CONTACT TUNGSTEN AND THE AGENCY TEAM.



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DRIVE TIMES / DISTANCE TO

	TIME	MILES
AVONMOUTH DOCKS	12 MINS	4.7
PORTBURY DOCKS	22 MINS	10
BRISTOL CITY CENTRE	30 MINS	11.7
BRISTOL AIRPORT	31 MINS	16
CARDIFF	45 MINS	37
SWINDON	51 MINS	47
EXETER	1 HR 29 MINS	80
BIRMINGHAM	1 HR 35 MINS	98
SOUTHAMPTON	1 HR 56 MINS	107

SOURCE: GOOGLE MAPS

A STRATEGIC LOCATION

CARBIDE PARK BRISTOL OCCUPIES A PROMINENT POSITION TO THE REAR OF THE SEVERNVIEW INDUSTRIAL PARK, VISIBLE TO SEVERN ROAD (THE A403) AND CENTRAL AVENUE. IDEALLY POSITIONED FOR LOCAL AND NATIONAL DISTRIBUTION; JUNCTION 18 OF THE M5 MOTORWAY IS 6 MILES TO THE SOUTH, AND JUNCTION 1 OF THE M48 5.5 MILES TO THE NORTH.

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