



J1 M49 | AVONMOUTH | BRISTOL | BS10 7SD | UK  
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FEATURING THE UK'S LARGEST SPECULATIVELY BUILT UNIT  
AVAILABLE NOW

# PANATTONI PARK AVONMOUTH

TO LET/FOR SALE

Two speculatively built industrial/logistics opportunities

407,367 & 884,219 sq ft



[panattoni.co.uk/avonmouth](https://panattoni.co.uk/avonmouth)

PANATTONI PARK  
AVONMOUTH

AVONMOUTH



# PRIME INDUSTRIAL & DISTRIBUTION LOCATION



South Wales

Prince of Wales Bridge

Severn Crossing

Swindon  
Reading  
London

M4

Severn Road

M49

Severn Road

M5 South  
Bristol city centre

Rail  
freight  
terminal

PANATTONI PARK  
AVONMOUTH

The Range  
Home • Leisure • Garden

NetworkRail

huboo

huboo

Bridgewater  
Exeter  
South West

Warburton's

LIDL

The Range  
Home • Leisure • Garden

farmfoods

Davies Turner

huboo

DHL

SIG

PILKINGTON

M49

Royal Mail

M49

Wincanton

Gregory

amazon

next

DHL

CHEP

DSGi

TESCO

GKN AEROSPACE

amazon

BART

Proposed new link road





## 2 GRADE-A OPPORTUNITIES: 407,367 & 884,219 SQ FT

Totalling 1.3 million sq ft of space, Panattoni Park Avonmouth includes the UK's largest ever speculative build, providing significant scale to the under-supplied national market.

Both units have achieved a BREEAM 'Excellent' and EPC 'A' rating, whilst also benefiting from standard sustainability features such as a roof-mounted solar PV array, 15% warehouse rooflights and EV charging points.

Both units are available for immediate occupation.



AVONMOUTH

THE SCHEME

MASTERPLAN





TWO SPECULATIVELY BUILT UNITS TOTALLING

# 1.3 MILLION SQ FT

## BASE SPECIFICATION

  
**17.2m**  
CLEAR  
INTERNAL HEIGHT

  
**50m**  
YARD  
DEPTH

  
**8 MVA**  
POWER SUPPLY  
PARK WIDE

  
**PV**  
SOLAR  
**PV**  
INSTALLED



**15%**  
ROOF  
LIGHTS

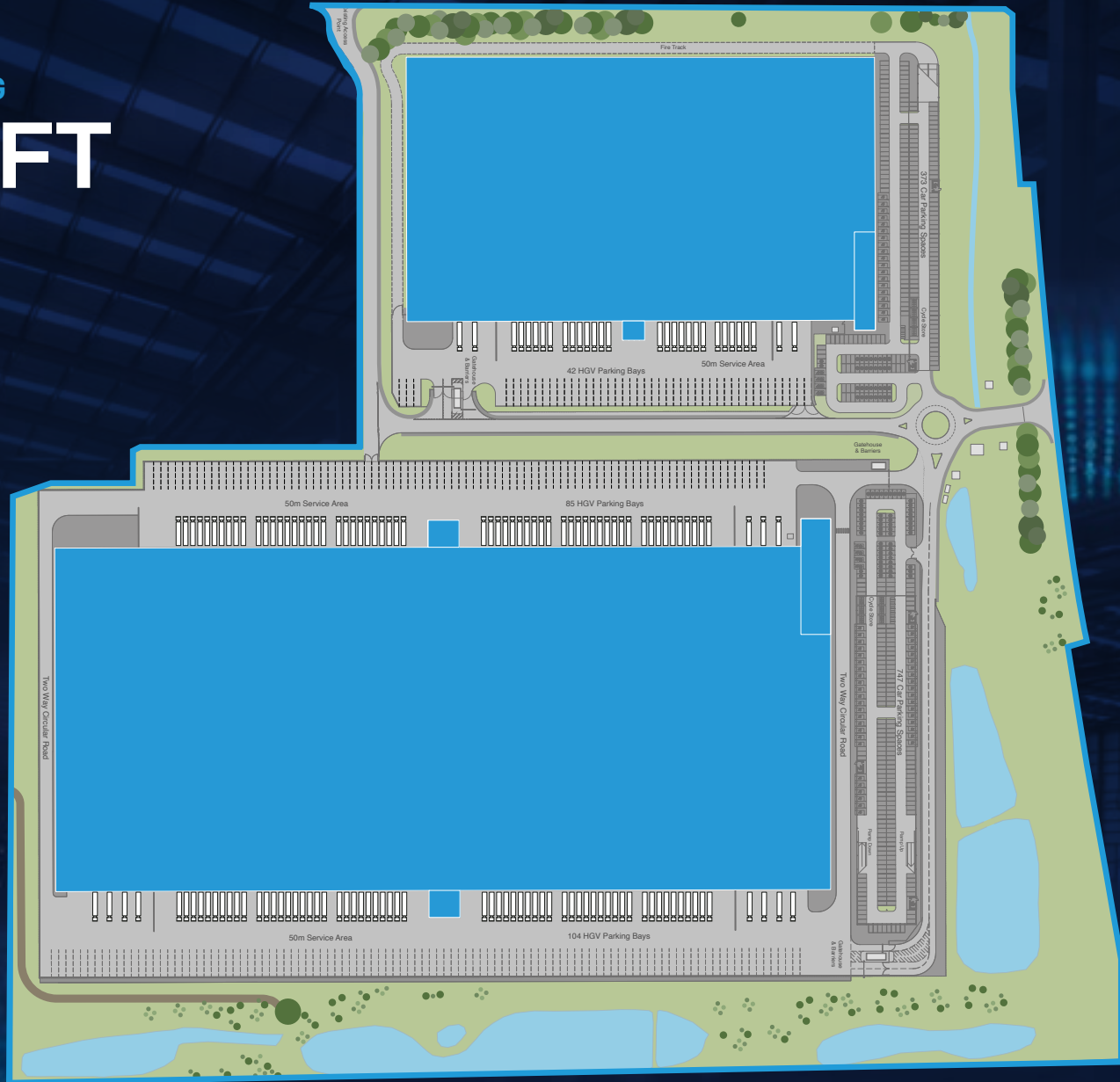
  
**10%**  
EV CHARGING  
POINTS

  
UP TO  
**50kN/m<sup>2</sup>**  
FLOOR LOADING

  
**9 tonne**  
RACK LEG  
LOADING

  
**FM1**  
FLOORING

  
**LED**  
LIGHTING



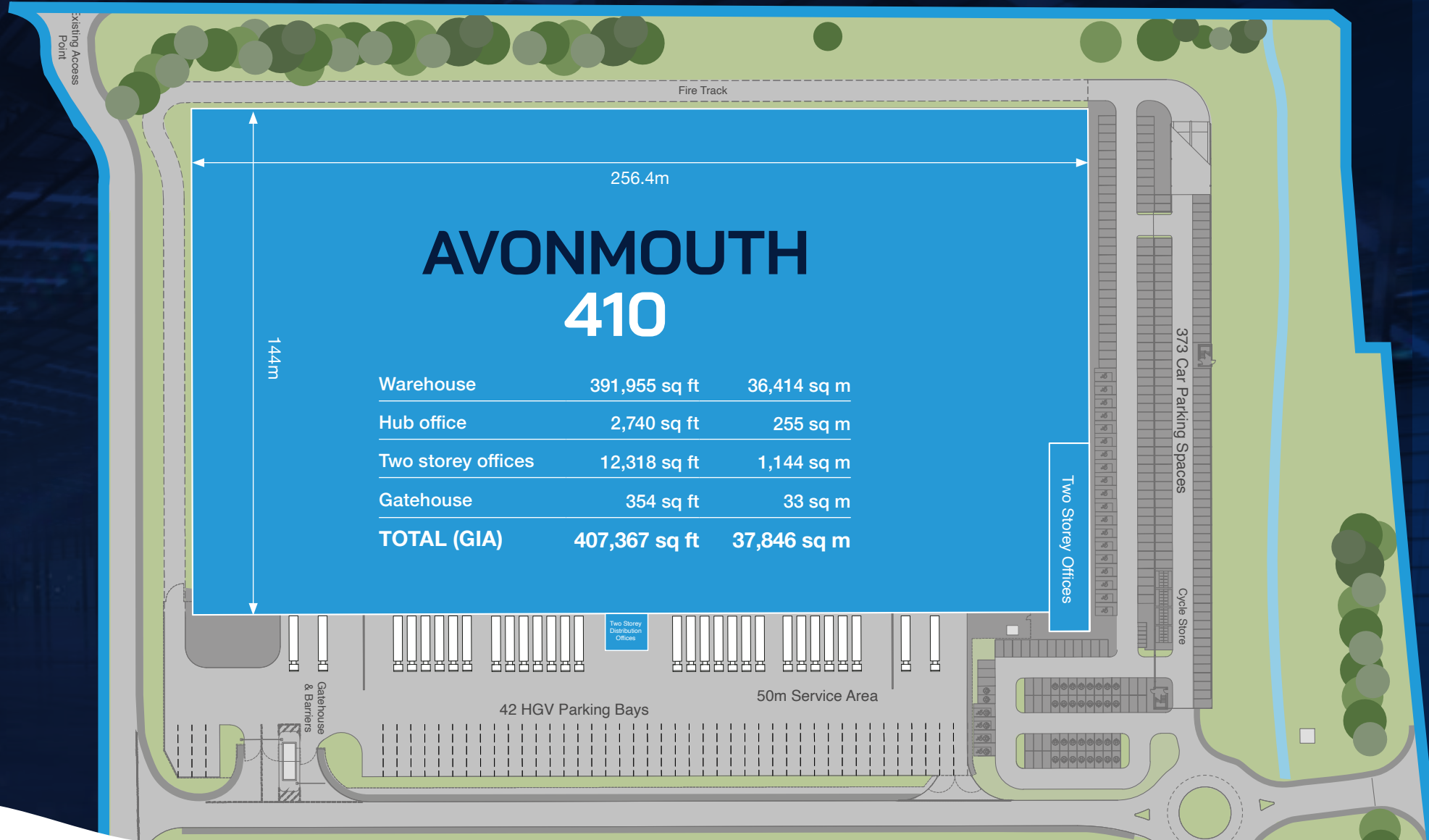


-   
**4**  
 LEVEL ACCESS DOORS

  
**26**  
 DOCK LEVELLERS
-   
**42**  
 TRAILER PARKING SPACES

  
**1**  
 GATEHOUSE AND SECURE YARDS
-   
**373**  
 CAR PARKING SPACES

  
**Cycle**  
 PARKING SPACES



Warehouse	391,955 sq ft	36,414 sq m
Hub office	2,740 sq ft	255 sq m
Two storey offices	12,318 sq ft	1,144 sq m
Gatehouse	354 sq ft	33 sq m
<b>TOTAL (GIA)</b>	<b>407,367 sq ft</b>	<b>37,846 sq m</b>



11  
LEVEL  
ACCESS  
DOORS



120  
DOCK  
LEVELLERS



189  
TRAILER  
PARKING  
SPACES



2  
GATEHOUSE  
AND SECURE  
YARDS



747  
CAR PARKING  
SPACES



Cycle  
PARKING  
SPACES



# AVONMOUTH 885

Warehouse	853,061 sq ft	79,252 sq m
Hub offices	10,438 sq ft	970 sq m
Two storey offices	20,336 sq ft	1,892 sq m
Gatehouse	354 sq ft	33 sq m
<b>TOTAL (GIA)</b>	<b>884,219 sq ft</b>	<b>82,147 sq m</b>











# Sustainable as standard

Benefit from a high standard specification, targeting BREEAM 'Excellent' to prioritise energy efficiency and reduce operating costs.



Building fabric designed and constructed to very high standards of insulation and air-tightness



15% rooflights to warehouse roof resulting a high level of natural daylight reducing need for artificial lighting



Roof-mounted solar photovoltaic (PV) system



Rainwater harvesting



Water saving taps and WCs



Water leak detection



Electric vehicle charging points in the car park



Cycle parking



Sub-metering of energy consumption



Net zero carbon in construction

BREEAM®

BREEAM 'Excellent'

A 0-25

UNIT 1 -

A 13

EPC rating of 'A'

UNIT 2 -

A 21





# LABOUR MARKET

Panattoni Park Avonmouth calls upon a workforce showing strong skills for manufacturing and logistics operations.

## Ready to work



**19,100 PEOPLE**  
WANT A JOB IN BRISTOL



**29,400 PEOPLE**  
WANT A JOB REGION WIDE\*

\*City of Bristol, South Gloucestershire & North Somerset  
Source: NOMIS September 2021

## Suitable skills and sectors



**32,000**  
MANUFACTURING WORKERS  
8.6% VS. 7.9% UK



**30,000**  
TRANSPORT & STORAGE WORKERS  
6.1% VS. 5.1% UK

City of Bristol, South Gloucestershire & North Somerset  
Source: NOMIS 2020

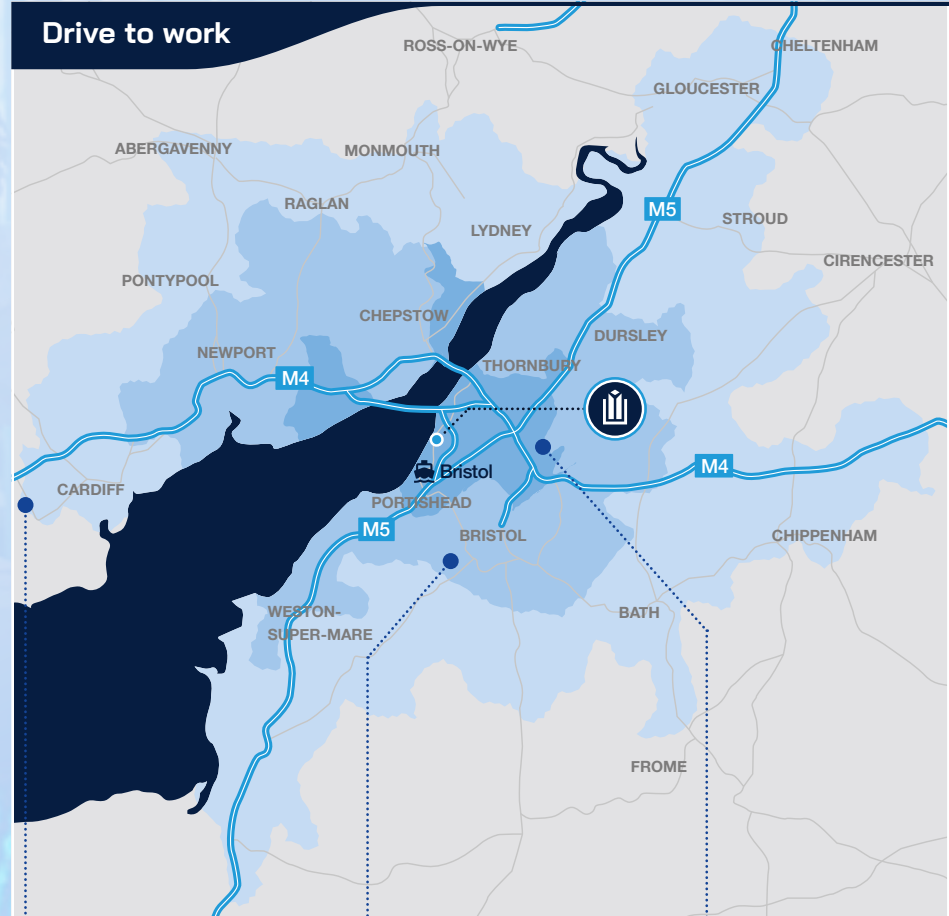
## Competitive wages

**2,892,000**  
ECONOMICALLY ACTIVE  
PEOPLE ACROSS THE  
SOUTH WEST

81.6% VS. 78.9% UK

South West	£572.50
West Midlands	£585.00
UK	£612.80

Gross weekly full time pay by place of work  
Source: NOMIS 2021



**2.2 million**  
PEOPLE WITHIN  
45 MINS BY CAR

**1.1 million**  
PEOPLE WITHIN  
30 MINS BY CAR

**146,160**  
PEOPLE WITHIN  
15 MINS BY CAR

Sources: www.drivetimemaps.co.uk



# DIRECT ACCESS TO UK AND GLOBAL MARKETS

Panattoni Park Avonmouth occupies a prime national distribution location.

Positioned within 4 miles of the Port of Bristol, Panattoni Park Avonmouth accesses three motorways within 18 minutes. London can be reached in 2.5 hours by HGV.

Also accessible within 3.5 hours are three other major deep water sea ports, plus the two largest cargo airports at Heathrow and East Midlands.

## HGV drive times



	MILES	TIME
Bristol	19	32 min
Heathrow	110	1 hr 52 min
East Midlands	129	2 hr 33 min



	MILES	TIME
M5 J18	5	8 min
M48 J1	11	18 min
Bristol city centre	13	21 min
Newport	19	29 min
Bath	29	40 min
Cardiff	34	48 min
Gloucester	35	49 min
Swindon	47	53 min
Exeter	79	1 hr 26 min
Birmingham	88	1 hr 36 min
London	125	2 hr 28 min



	MILES	TIME
Bristol Avonmouth	8	12 min
Bristol Royal Portbury	8	12 min
Southampton	112	1 hr 58 min
London Gateway	177	3 hr 4 min
Liverpool	186	3 hr 20 min



	MILES	TIME
Maritime Avonmouth	3	6 min

Sources: Lorry Route Planner & [www.drivetimemaps.co.uk](http://www.drivetimemaps.co.uk)



**4.3 million**  
PEOPLE WITHIN  
90 MINS BY HGV

**21.8 million**  
PEOPLE WITHIN  
180 MINS BY HGV

**46.7 million**  
PEOPLE WITHIN  
270 MINS BY HGV





# GATEWAY TO LONDON & THE UK

J18 of the M5 and J1 of the M48 are within a short distance of Panattoni Park Avonmouth. Bristol is only a 21 minute drive from the site.

Located just over 2 hours from London, Panattoni Park Avonmouth is well positioned to directly serve the nation's capital.



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# PANATTONI PARK AVONMOUTH

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