READY. CONNECTED. FLEXIBLE.

A NEW DISTRIBUTION/PRODUCTION SITE CAPABLE OF DELIVERING DESIGN AND BUILD UNITS UP TO 500,000 SQ FT.

DUE TO A FAVOURABLE 1957 PLANNING CONSENT CONSTRUCTION CAN START ALMOST IMMEDIATELY.

CENTRAL PARK, BRISTOL, BS35 4GH

www.mountpark.com/bristol
OVERVIEW.

MOUNTPARK BRISTOL IS A NEW DISTRIBUTION/PRODUCTION SITE BOASTING THREE FUNDAMENTAL BENEFITS;

READY. DUE TO A FAVOURABLE 1957 PLANNING CONSENT CONSTRUCTION OF ANY B1, B2 OR B8 FACILITY CAN START IMMEDIATELY.

CONNECTED. MULTIMODAL LOCATION WITH UNRIVALLED ROAD, RAIL AND SEA CONNECTIONS.

FLEXIBLE. THE SCHEME IS DESIGNED TO CATER FOR VARYING SIZE REQUIREMENTS BETWEEN 82,250 SQ FT AND 408,250 SQ FT.

...WE’RE READY TO TALK.
The site has been prepared for immediate development. A flexible 1957 planning consent permits unrestricted B1, B2 and B8 development.
Logistics and supply chain efficiencies are all about location and Mountpark Bristol is strategically positioned for that reason.

A new motorway junction on the M49 is scheduled to be constructed adjacent to our site, providing immediate access to the motorway network.

- **0.2 miles** to Railfreight Terminal
- **0.5 miles** to Proposed M49 Junction
- **5.1 miles** to Port of Bristol
- **5.0 miles** to M48 (J1)
- **9.0 miles** to Bristol Parkway Station
- **6.2 miles** to M5 (J15A)/M49
- **12.5 miles** to Bristol City Centre
- **8.4 miles** to M4/M5 Intersection
- **0.2 miles** to Railfreight Terminal

**CONNECTED**

EXPANSION LAND

M49 (PROPOSED JUNCTION)
ESTABLISHED.

Central Park, Bristol is an established UK and South West logistics location, the choice of strategic distribution centres for companies such as Royal Mail, Tesco, Farmfoods, Lidl, The Range, Next, Chep, DHL and GKN.

Mountpark Bristol can provide highly specified detached units with self-contained yards up to 500,000 sq ft. Innovation, function and sustainability are demanded in the modern world of logistics, that’s why our specifications are unmatched.

Find out more at:
www.mountpark.com/bristol

<table>
<thead>
<tr>
<th>Unit Number</th>
<th>Warehouse (sq ft)</th>
<th>Offices (sq ft)</th>
<th>Total (sq ft)</th>
<th>Service Yard Depth (m)</th>
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<td>9,000</td>
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<td>3,000</td>
<td>82,250</td>
<td>50</td>
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</tbody>
</table>

All sizes are indicative gross internal only.
Mountpark Bristol is a development by Mountpark Logistics EU Sarl, the European Logistics Development Company owned by:

USAA Realco – Europe B.V.

Development Partner:

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Development Partner:

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