

AVAILABLE NOW

J1 M48 | AVONMOUTH | BRISTOL | BS10 7SD | UK
what3words /// mural.valuables.snuck

panattoni.co.uk/avonmouth

PANATTONI PARK AVONMOUTH

Two speculatively built industrial/logistics opportunities

AVAILABLE NOW

407,367 & 884,219 sq ft

FEATURING THE
UK'S LARGEST
SPECULATIVELY BUILT UNIT

 PANATTONI

PANATTONI PARK
AVONMOUTH

AVONMOUTH



A prime industrial and distribution location



← South Wales

Severn Crossing

→ Gloucester
Cheltenham
London

freight terminal

M5 South
Bristol city centre

PANATTONI PARK
AVONMOUTH

The Range
Home • Leisure • Garden

NetworkRail

huboo

huboo

DHL

Davies Turner

SIG

PILKINGTON

M49

M49

M4

Severn Road

Prince of Wales Bridge

amazon

next

CHEP

DSGi

BART

Proposed new link road

THE UK'S LARGEST SPECULATIVELY BUILT UNIT

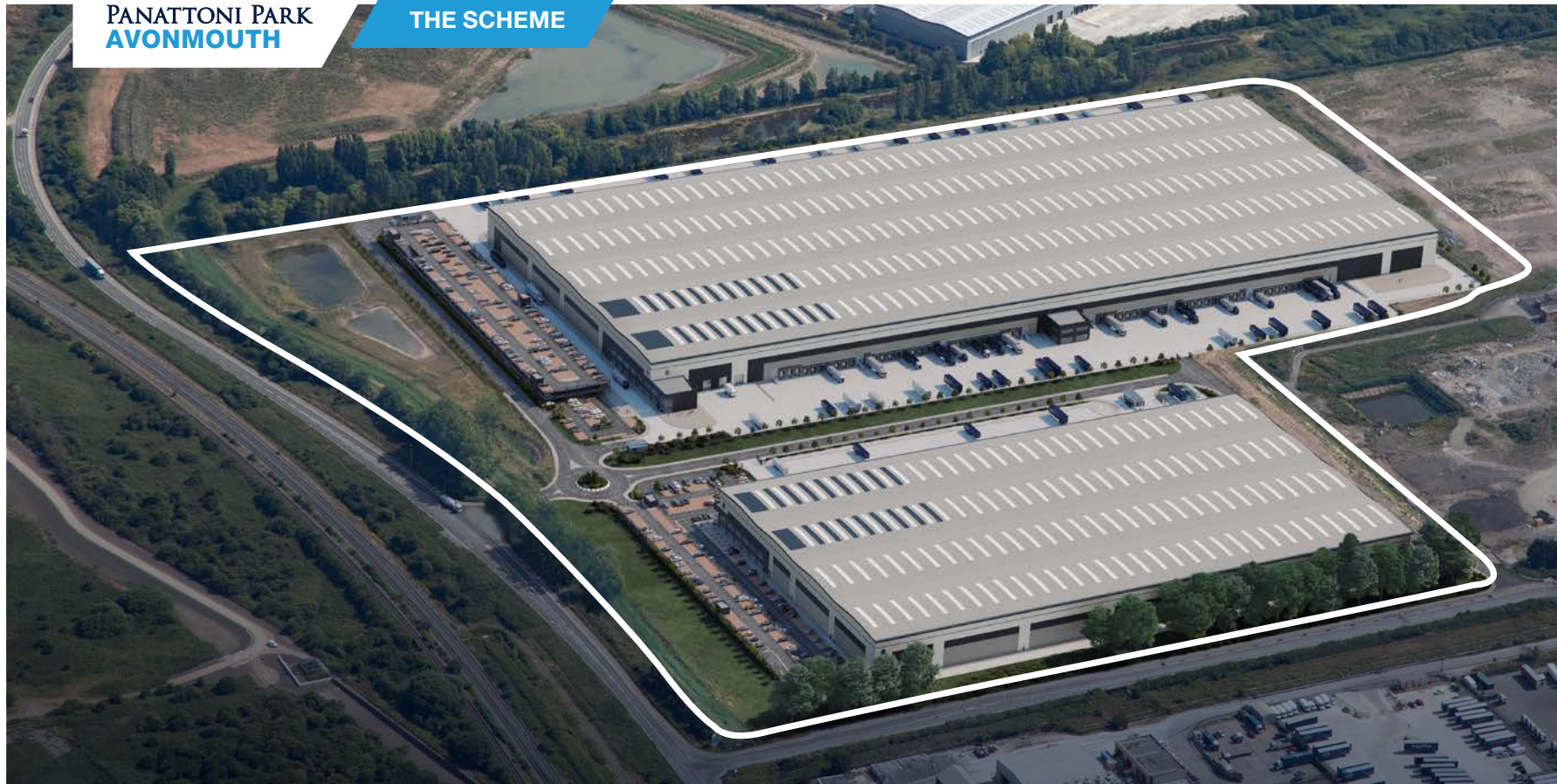


COVER

AVONMOUTH

THE SCHEME





Panattoni Park Avonmouth offers two grade-A opportunities of 407,367 and 884,219 sq ft, with Avonmouth 885 being the largest ever speculatively built warehouse in the UK.

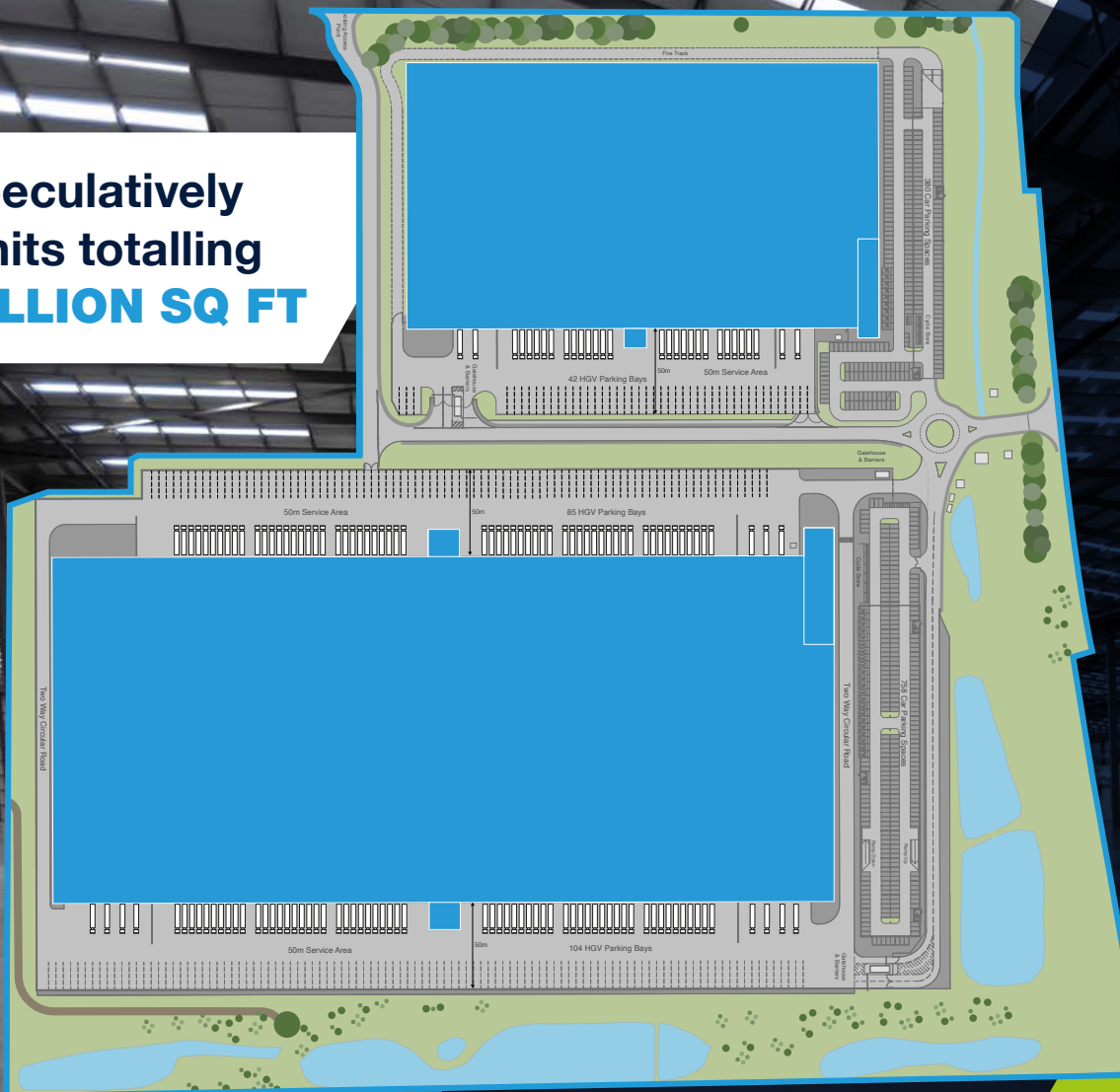
Panattoni Park Avonmouth totals 1.3 million sq ft of space, including the UK's largest ever speculative build, providing significant scale to the under-supplied national market.

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

Both units are Available Now.



Two speculatively
built units totalling
1.3 MILLION SQ FT




Speculative development at an unrivalled scale

1.3 million
square feet

Available
Now

BASE SPECIFICATION

 UP TO
50kN/m²
FLOOR LOADING

 **15%**
ROOF
LIGHTS

 **9 tonne**
RACK LEG
LOADING

 **10%**
EV CHARGING
POINTS

 **8 MVA**
POWER SUPPLY
PARK WIDE

 **50m**
YARD
DEPTH

 **FM1**
FLOORING

 **17.2m**
CLEAR
INTERNAL HEIGHT

 **SOLAR
PV**
INSTALLED

 **Cycle**
PARKING
SPACES

 **GATEHOUSE
AND SECURE
YARDS**

 **LED
LIGHTING**

BREEAM[®]
BREEAM
'Excellent'

A 0-25
EPC
rating of 'A'




42
TRAILER PARKING
SPACES


380
CAR PARKING
SPACES


4
LEVEL ACCESS
DOORS

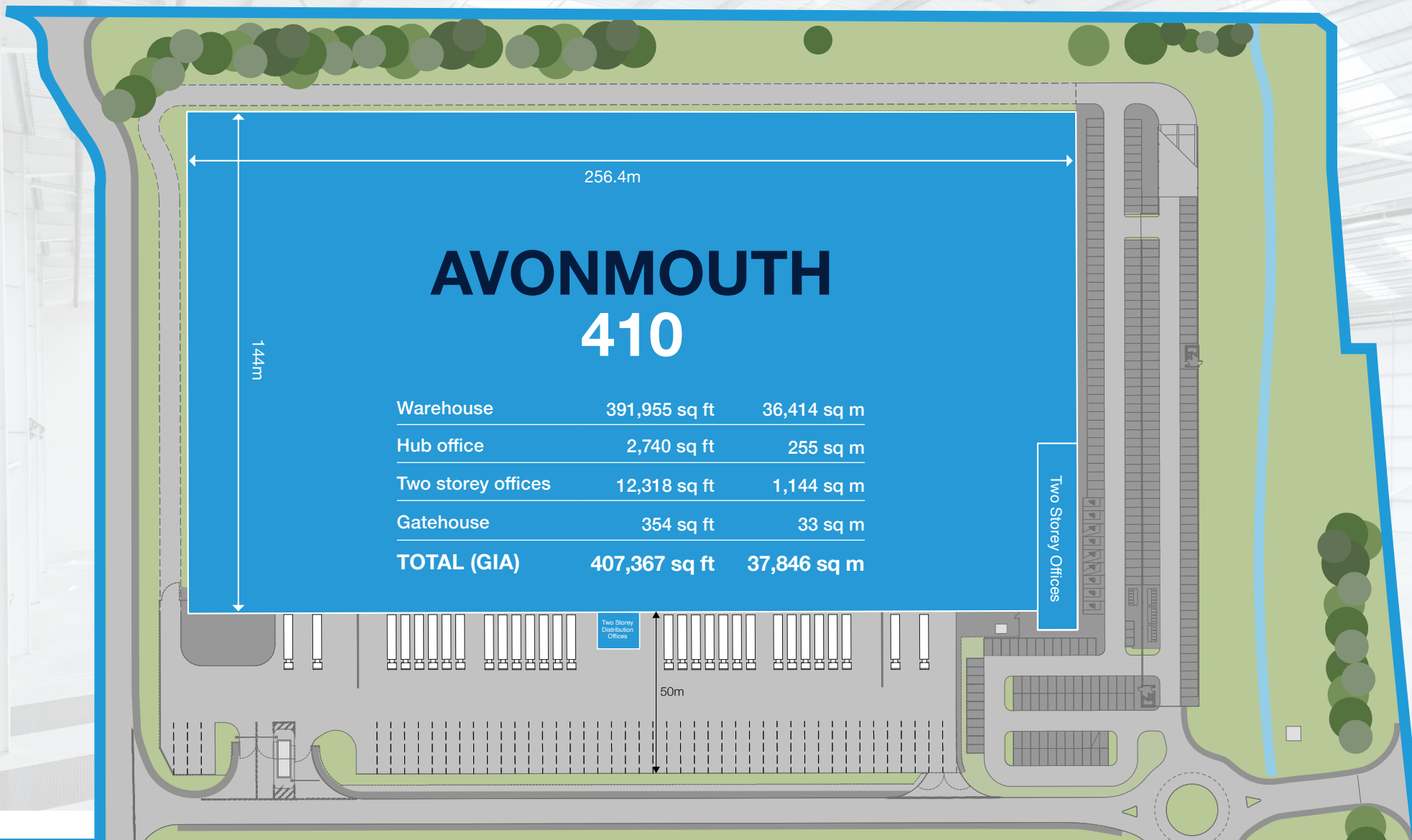

26
DOCK
DOORS


50m
YARD
DEPTH


Cycle
PARKING
SPACES


GATEHOUSE
AND SECURE
YARD


ESG





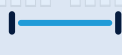



AVONMOUTH 410

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
TOTAL (GIA)	407,367 sq ft	37,846 sq m

Two Storey Offices

Two Storey Distribution Offices

50m

- 
189
 TRAILER PARKING SPACES
- 
758
 CAR PARKING SPACES
- 
11
 LEVEL ACCESS DOORS
- 
120
 DOCK DOORS
- 
50m
 YARD DEPTH
- 
Cycle
 PARKING SPACES
- 
2
 GATEHOUSES AND SECURE YARDS
- 
ESG

188m

THE UK'S LARGEST SPECULATIVELY BUILT UNIT

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
TOTAL (GIA)	884,219 sq ft	82,147 sq m

425m





**THE UK'S LARGEST
SPECULATIVELY BUILT UNIT**





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



ESG

Meets environmental & social standards

BREEAM®

BREEAM 'Excellent'

A 0-25

EPC rating of 'A'



Labour market

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

Regional wages are competitive when compared to regions with similar reach, and to the UK average.

The removal of the M4 toll on the Prince of Wales Bridge will help to attract a larger labour pool by drawing workers from South Wales.

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

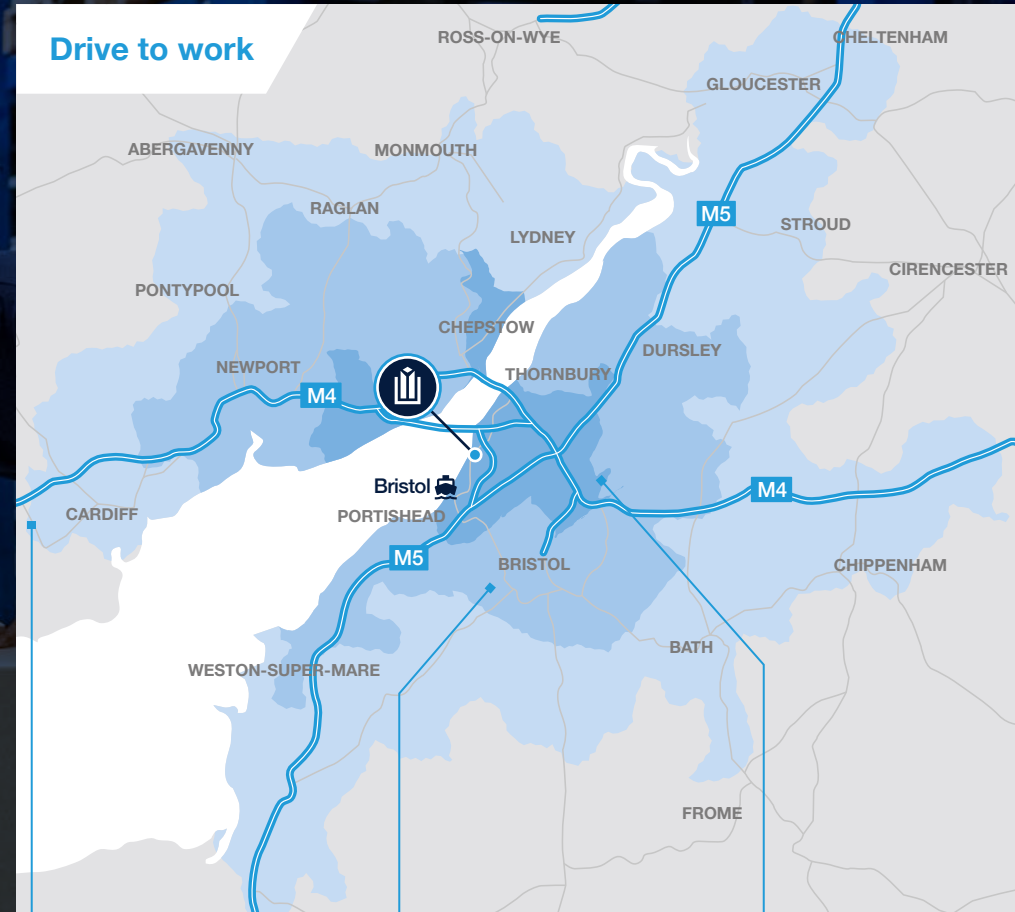
City of Bristol, South Gloucestershire & North Somerset
Source: NOMIS 2020

Competitive wages

South West	£572.50
West Midlands	£585.00
UK	£612.80

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

Drive to work



2.2 million
PEOPLE
WITHIN 45 MINS BY CAR

Sources: www.drivetimemaps.co.uk

1.1 million
PEOPLE
WITHIN 30 MINS BY CAR

146,160
PEOPLE
WITHIN 15 MINS BY CAR

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

81.6% VS. 78.9% 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
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	19	32 min
Heathrow	110	1hr 52 min
East Midlands	129	2hr 33 min

	MILES	TIME
Maritime Avonmouth	3	6 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



Sources: Lorry Route Planner & drivetimemaps.co.uk



LABOUR

NATIONAL CONNECTIVITY

LOCATION & CONTACT



Location



J18 of the M5 and J1 of the M48 are within 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.



LOCAL LOCATION



REGIONAL LOCATION

DIRECT ACCESS TO CENTRAL LONDON



Fast road access to the M5, M4 & M49, plus two Avon crossings



3 railway stations within 4 miles & only 11 miles to Bristol's multiple rail facilities



6 minutes to the Port of Bristol, the most centrally located deep sea port in the UK



NATIONAL CONNECTIVITY

LOCATION

CONTACT





PANATTONI PARK AVONMOUTH

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