

A development by

**EQUATION**  
PROPERTIES

BentallGreenOak 



**MATRIX49**  
BRISTOL

A new industrial/distribution development  
Unit sizes available from 133,438 – 584,361 sq ft  
Available from Q2 2024

Matrix 49  
Lanson Roberts Road, Severn Beach,  
Bristol, BS35 4BR.





# ADVANCED

Matrix 49 is a new industrial/distribution development located in Avonmouth, Bristol. Matrix 49 is strategically located on the doorstep of Avonmouth and sits just 8 miles from the city of Bristol



Unit sizes available from  
133,438 – 584,361 SQ FT.  
Available from Q2 2024.  
24 hour access.



BREEAM 'Excellent'  
EPC A rating.



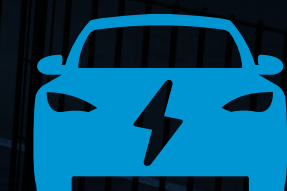
Prominent location with  
direct frontage and access to  
the Royal Portbury Docs.  
Strategically located,  
4 minutes from Junction 1 - M49.



Excellent local labour pool  
with 486,300 economically  
active residents within a 30m  
minute drive.

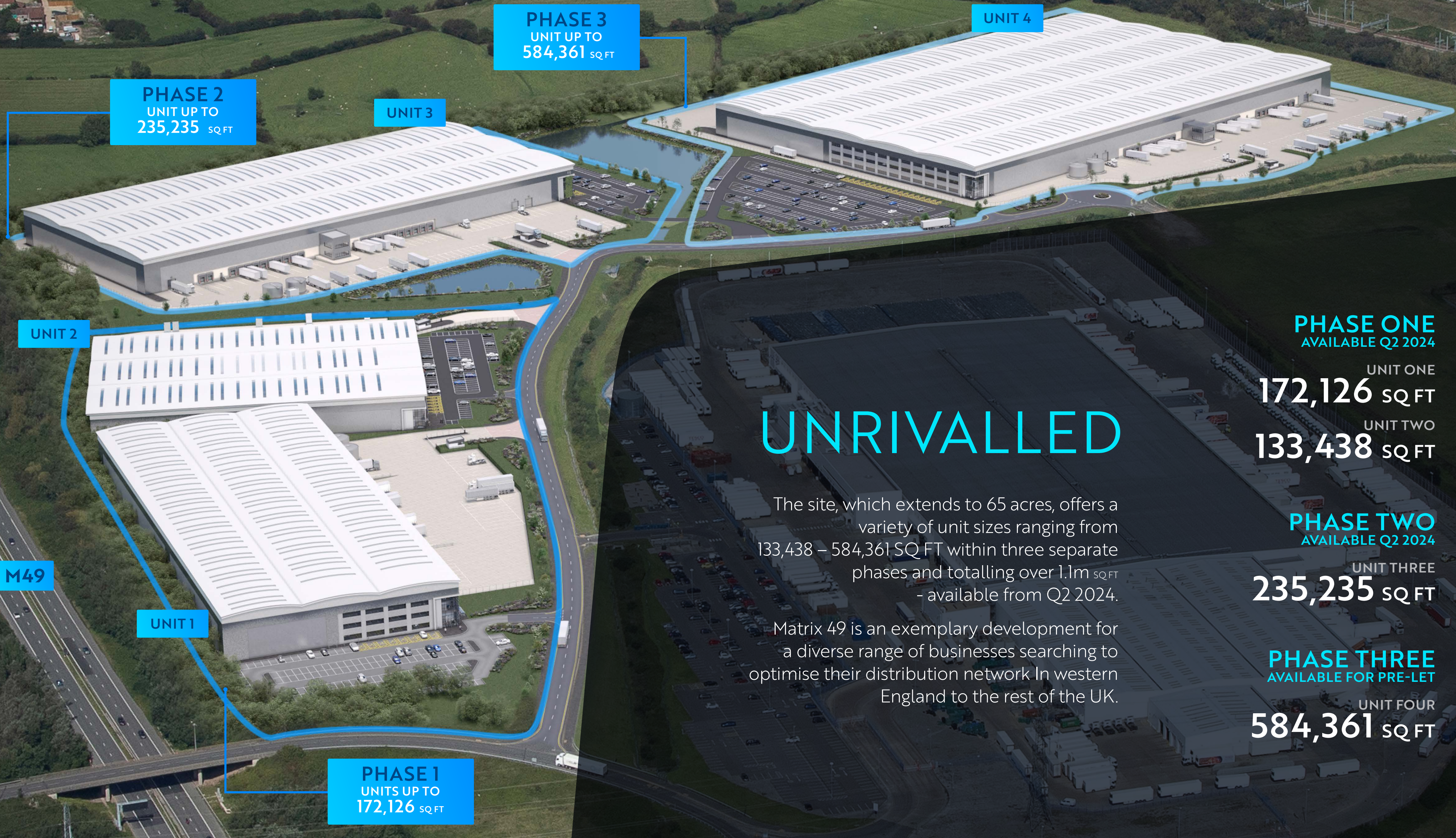


Enhanced power supply to  
all units, with optionality to  
be upgraded further.



EV charging points provided with  
provision to future-proof occupier  
fleet requirements.





**PHASE 2**  
UNIT UP TO  
235,235 SQ FT

**PHASE 3**  
UNIT UP TO  
584,361 SQ FT

**UNIT 4**

**UNIT 3**

**UNIT 2**



**UNIT 1**

**M49**

**PHASE 1**  
UNITS UP TO  
172,126 SQ FT

# UNRIVALLED

The site, which extends to 65 acres, offers a variety of unit sizes ranging from 133,438 – 584,361 SQ FT within three separate phases and totalling over 1.1m SQ FT - available from Q2 2024.

Matrix 49 is an exemplary development for a diverse range of businesses searching to optimise their distribution network. In western England to the rest of the UK.

**PHASE ONE**  
AVAILABLE Q2 2024

UNIT ONE  
**172,126** SQ FT

UNIT TWO  
**133,438** SQ FT

**PHASE TWO**  
AVAILABLE Q2 2024

UNIT THREE  
**235,235** SQ FT

**PHASE THREE**  
AVAILABLE FOR PRE-LET

UNIT FOUR  
**584,361** SQ FT



# ACCOMMODATION OVERVIEW

TOTAL AREA GIA SQ FT  
**1,125,160**

[CLICK TO VIEW DETAILED ACCOMMODATION SPECS](#)

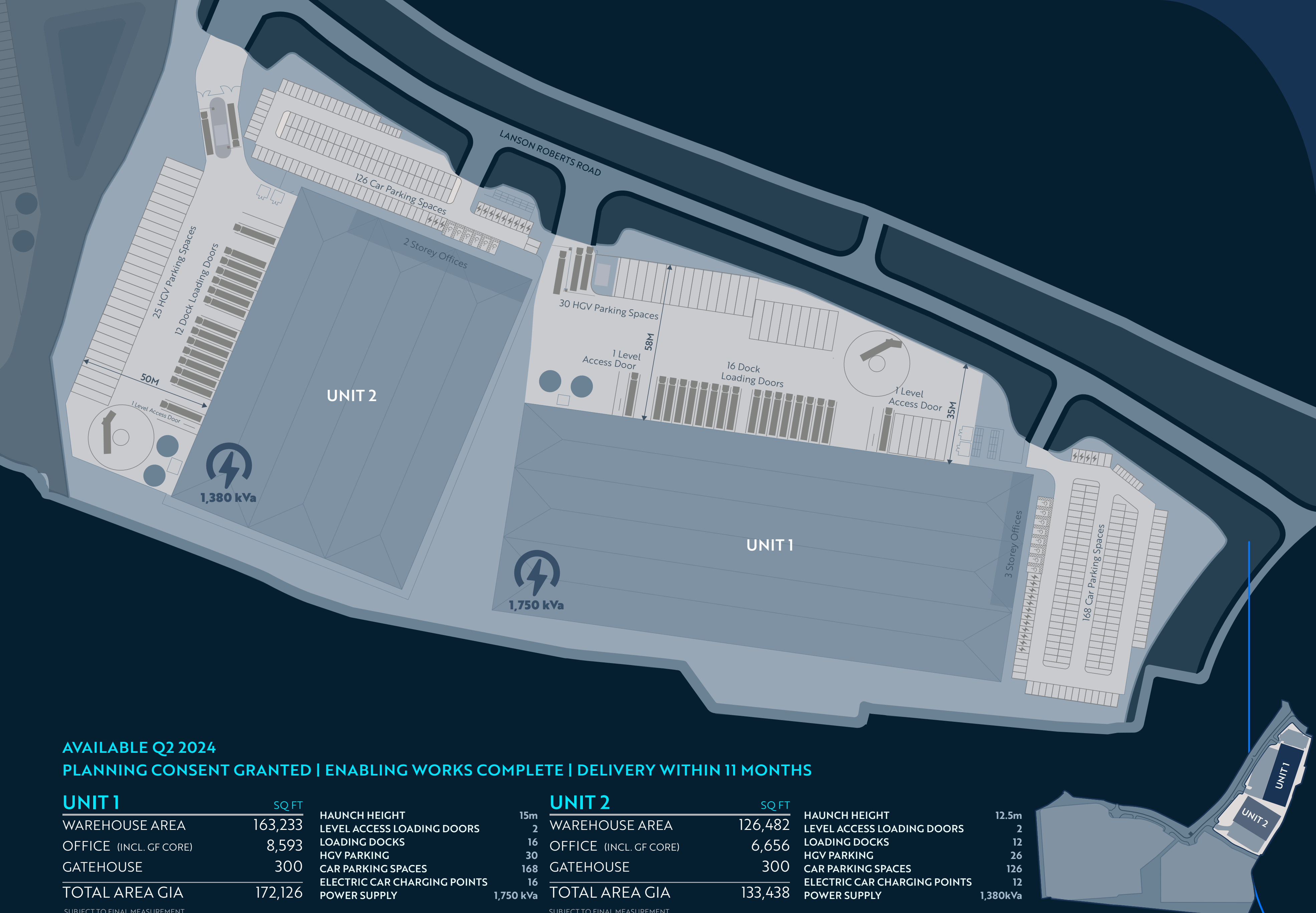
[CLICK TO VIEW CGI'S](#)



**MATRIX49**  
BRISTOL



# PHASE 1



## WAREHOUSE

- 50 kN/m<sup>2</sup> Floor Loading
- EPC A Rating
- BREEAM 'Excellent' Rating
- 15% Roof Lights to Warehouse

## EXTERNAL

- 50M Yard Depth
- Secured Entrances Independent Gates
- EV Parking Bays
- Perimeter Paladin Estate Fencing

## OFFICES

- LED Lighting with Smart Control
- Grade A Open Plan Office
- VRF Heating and Comfort Cooling
- Double Height Glazed HQ Reception

AVAILABLE Q2 2024  
 PLANNING CONSENT GRANTED | ENABLING WORKS COMPLETE | DELIVERY WITHIN 11 MONTHS

UNIT 1	SQ.FT
WAREHOUSE AREA	163,233
OFFICE (INCL. GF CORE)	8,593
GATEHOUSE	300
<b>TOTAL AREA GIA</b>	<b>172,126</b>

HAUNCH HEIGHT 15m  
 LEVEL ACCESS LOADING DOORS 2  
 LOADING DOCKS 16  
 HGV PARKING 30  
 CAR PARKING SPACES 168  
 ELECTRIC CAR CHARGING POINTS 16  
 POWER SUPPLY 1,750 kVa

UNIT 2	SQ.FT
WAREHOUSE AREA	126,482
OFFICE (INCL. GF CORE)	6,656
GATEHOUSE	300
<b>TOTAL AREA GIA</b>	<b>133,438</b>

HAUNCH HEIGHT 12.5m  
 LEVEL ACCESS LOADING DOORS 2  
 LOADING DOCKS 12  
 HGV PARKING 26  
 CAR PARKING SPACES 126  
 ELECTRIC CAR CHARGING POINTS 12  
 POWER SUPPLY 1,380kVa

SUBJECT TO FINAL MEASUREMENT

SUBJECT TO FINAL MEASUREMENT



# PHASE 1

**UNIT 1** SQ FT  
TOTAL AREA GIA 172,126  
**AVAILABLE Q2 2024**



EQ

UNIT 1



# PHASE 1

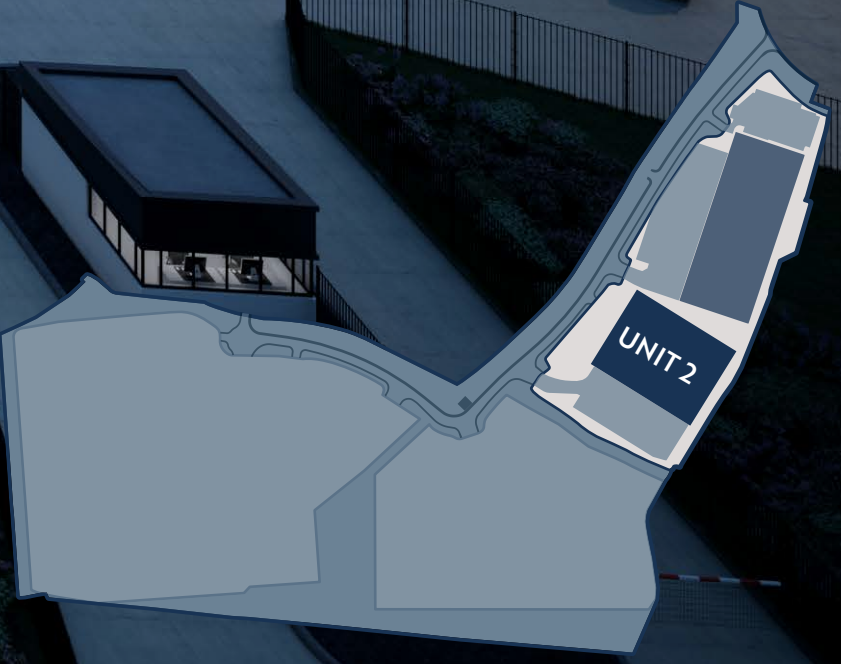
## UNIT 2

SQ FT

TOTAL AREA GIA

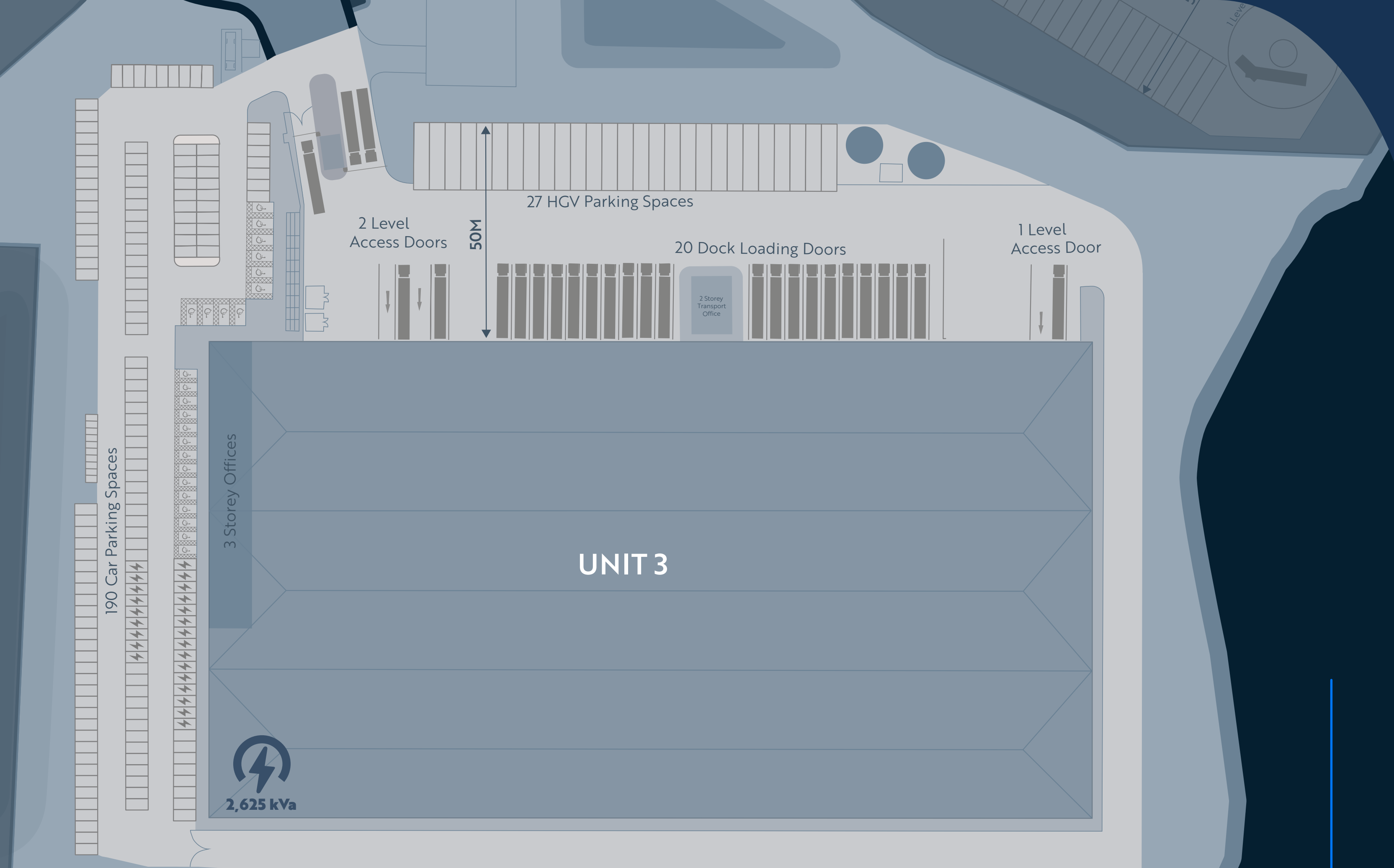
133,438

AVAILABLE Q2 2024





# PHASE 2



## WAREHOUSE

- 50 kN/m2 Floor Loading
- EPC A Rating
- BREEM 'Excellent' Rating
- 15% Roof Lights to Warehouse

## EXTERNAL

- 50M Yard Depth
- Secured Entrances Independent Gates
- EV Parking Bays
- Perimeter Paladin Estate Fencing

## OFFICES

- LED Lighting with Smart Control
- Grade A Open Plan Office
- VRF Heating and Comfort Cooling
- Double Height Glazed HQ Reception

AVAILABLE Q2 2024  
 PLANNING CONSENT GRANTED | ENABLING WORKS COMPLETE | DELIVERY WITHIN 11 MONTHS

UNIT 3	SQ.FT		
WAREHOUSE AREA	219,660	HAUNCH HEIGHT	15m
OFFICE (INCL. GF CORE)	11,365	LEVEL ACCESS LOADING DOORS	3
TRANSPORT OFFICE	2,500	LOADING DOCKS	20
GATEHOUSE	300	HGV PARKING	29
		CAR PARKING SPACES	231
		ELECTRIC CAR CHARGING POINTS	23
		POWER SUPPLY	2,625 kVa
<b>TOTAL AREA GIA</b>	<b>235,235</b>		

SUBJECT TO FINAL MEASUREMENT





# PHASE 2

UNIT 3

SQ FT

TOTAL AREA GIA

233,235

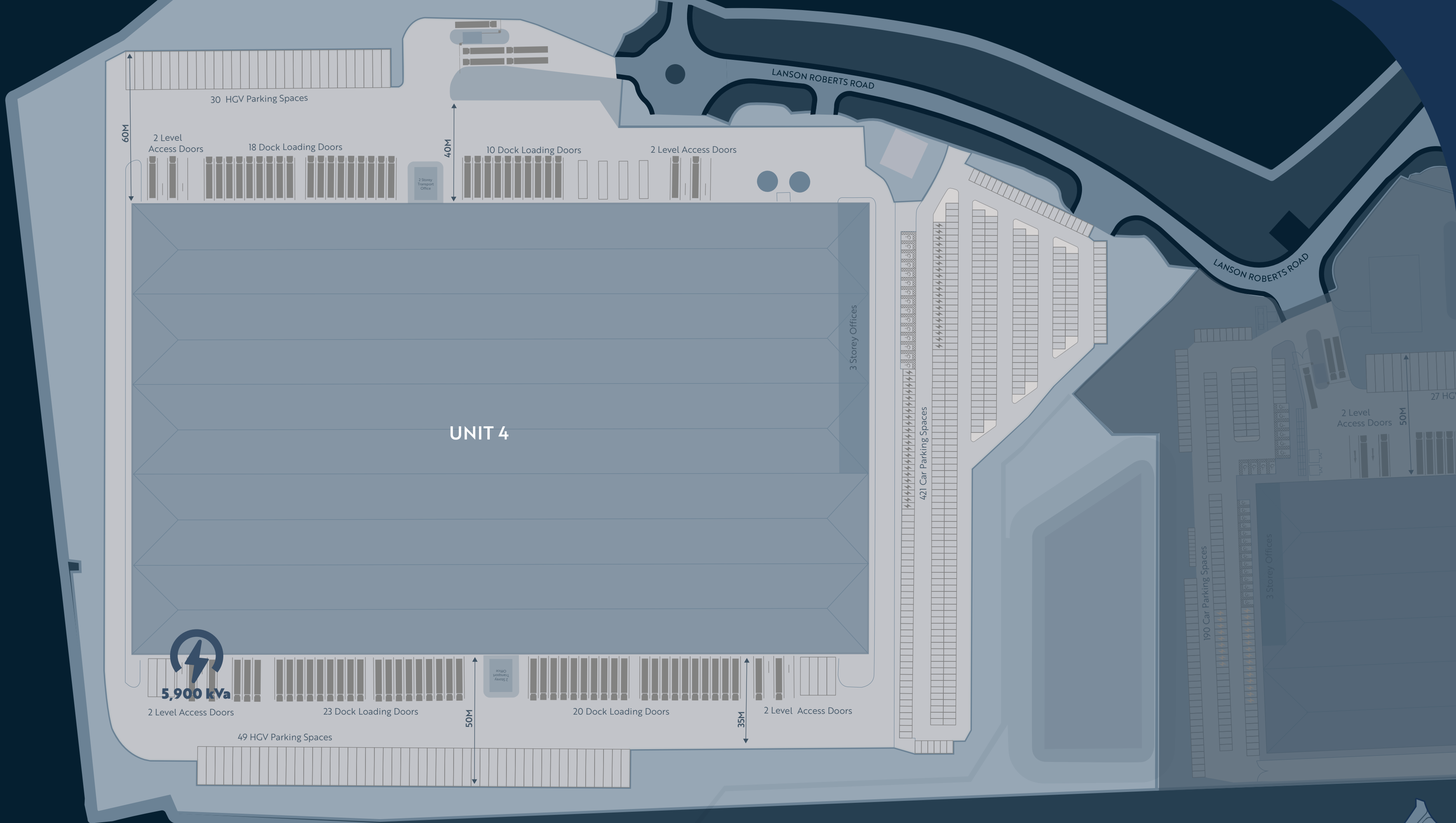
AVAILABLE Q2 2024



UNIT 3



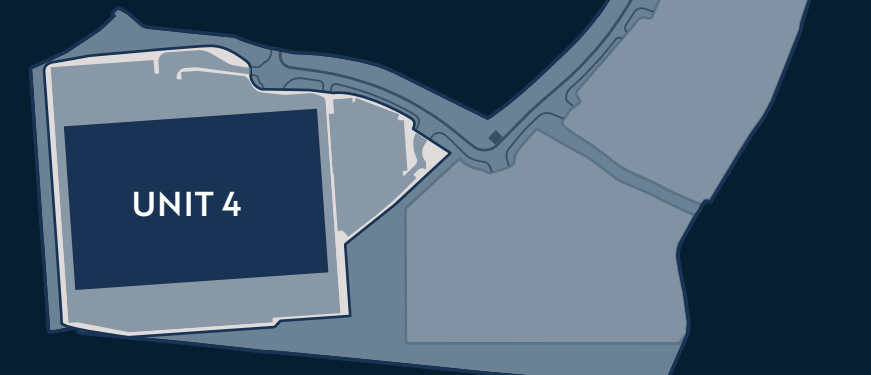
# PHASE 3



**AVAILABLE FOR PRE-LET**  
**RMA REQUIRED | ENABLING WORKS COMPLETE | DELIVERY WITHIN 16 MONTHS**

UNIT 4	SQ FT		
WAREHOUSE AREA	550,108	HAUNCH HEIGHT	18m
OFFICE (INCL. GF CORE)	28,953	LEVEL ACCESS LOADING DOORS	8
TRANSPORT OFFICE	5,000	LOADING DOCKS	71
GATEHOUSE	300	HGV PARKING	88
TOTAL AREA GIA	584,361	CAR PARKING SPACES	411
		ELECTRIC CAR CHARGING POINTS	42
		POWER SUPPLY	5,900 kVa

SUBJECT TO FINAL MEASUREMENT



## WAREHOUSE

- 50 kN/m<sup>2</sup> Floor Loading
- EPC A Rating
- BREEM 'Excellent' Rating
- 15% Roof Lights to Warehouse

## EXTERNAL

- 50M Yard Depth
- Secured Entrances Independent Gates
- EV Parking Bays
- Perimeter Paladin Estate Fencing

## OFFICES

- LED Lighting with Smart Control
- Grade A Open Plan Office
- VRF Heating and Comfort Cooling
- Double Height Glazed HQ Reception



# PHASE 3

**UNIT 4** SQ FT  
TOTAL AREA GIA 584,361  
**AVAILABLE FOR PRE-LET**

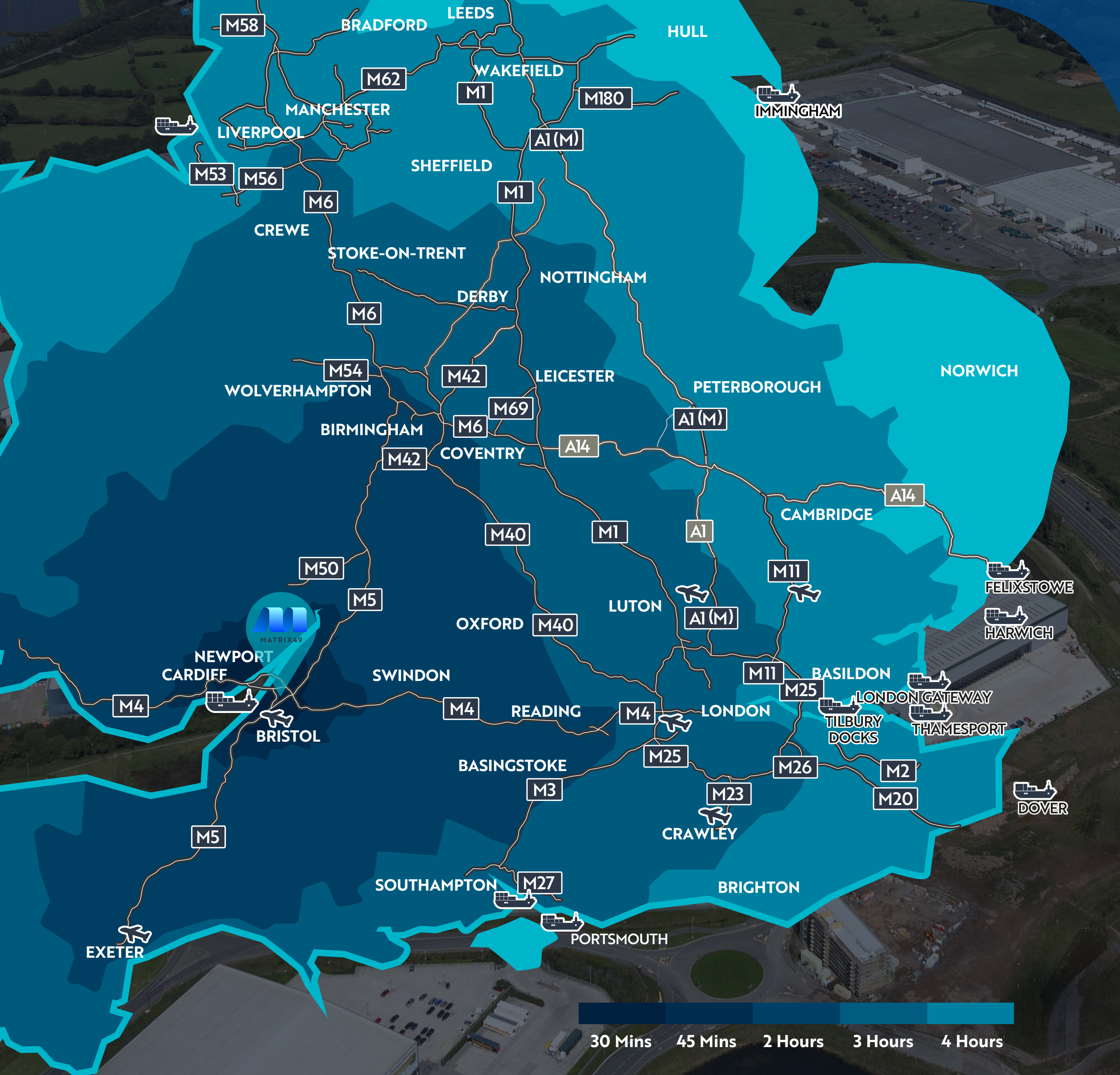




CLICK TO TOGGLE

# STRATEGIC

Matrix 49 is strategically located on the doorstep of Avonmouth and Royal Portbury Docks and sits 8 miles from the city of Bristol, 18 miles from Bristol International Airport, 40 miles East of Cardiff, 84 miles South West of Birmingham and 120 miles West of London. The development is located adjacent to the M49 (1 mile away) which directly connects two of the UK's key Western Motorways: M4 & M5.

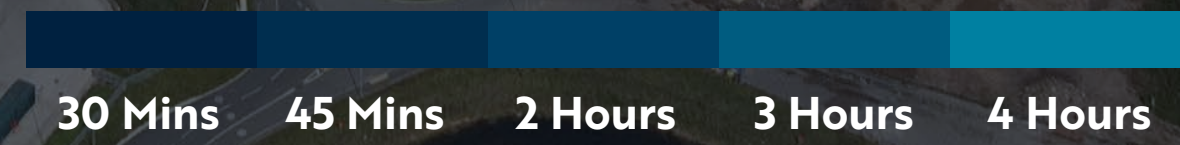


PLACES	DISTANCE	JOURNEY
M49 (J1)	1 MILE	4 MIN
M4 (J22)	1.6 MILES	4 MIN
M5 (J19)	4.2 MILES	6 MINS
CARDIFF	31.4 MILES	39 MINS
GLOUCESTER	37.7 MILES	40 MINS
SWINDON	44.4 MILES	47 MINS
BIRMINGHAM	95.6 MILES	1 HR 30 MINS
SOUTHAMPTON	105 MILES	1 HR 50 MINS
LONDON M25	117 MILES	2 HRS 4 MINS
LEICESTER	127 MILES	2 HRS 7 MINS
NOTTINGHAM	138 MILES	2 HR 16 MINS
PETERBOROUGH	170 MILES	2 HRS 50 MINS
MANCHESTER	166 MILES	2 HRS 51 MINS
SHEFFIELD	178 MILES	2 HRS 51 MINS

RAIL FREIGHT	DISTANCE	JOURNEY
AVONMOUTH	6.8 MILES	10 MINS
HAMS HALL	99.7 MILES	1 HR 34 MINS
SLP EMG RFT	127 MILES	1 HR 59 MINS
DIRFT	127 MILES	2 HRS 3 MINS

AIRPORTS	DISTANCE	JOURNEY
BRISTOL AIRPORT	19.1 MILES	29 MINS
CARDIFF	45.6 MILES	57 MINS
EXETER	79.4 MILES	1 HR 15 MINS
HEATHROW	107 MILES	1 HR 46 MINS
GATWICK	137 MILES	2 HRS 15 MINS
STANSTED	168 MILES	2 HRS 53 MINS
LONDON CITY	168 MILES	2 HRS 56 MINS

PORTS	DISTANCE	JOURNEY
AVONMOUTH DOCK	6 MILES	8 MINS
ROYAL PORTBURY DOCKS	8.8 MILES	14 MINS
SOUTHAMPTON	106 MILES	1 HR 51 MINS
TILBURY	165 MILES	2 HR 47 MINS
LONDON GATEWAY	167 MILES	2 HRS 50 MINS
FELIXSTOWE	225 MILES	3 HRS 52 MINS





# PROVEN

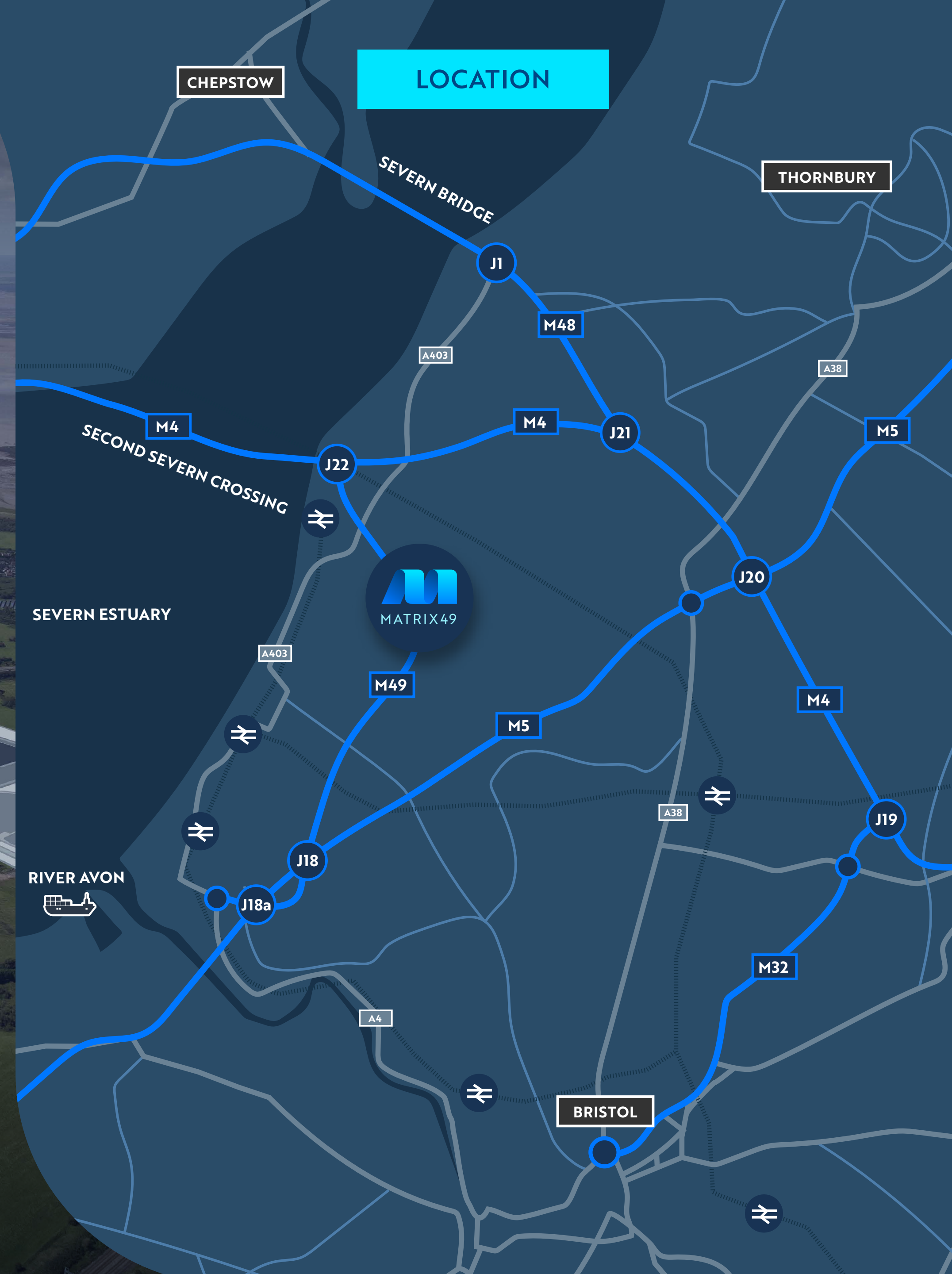
Matrix 49 is situated in the premier location for logistics serving the South West region, with much of the local vicinity occupied by a number of national and international

companies. The local Ports are rapidly expanding and currently handle over 6 million tonnes of dry bulk goods and 750,000 vehicles per annum.



## LOCAL OCCUPIERS

- |              |               |              |                  |
|--------------|---------------|--------------|------------------|
| 1 TESCO      | 5 ROYAL MAIL  | 9 CHEP       | 13 THE RANGE     |
| 2 WINCANTON  | 6 GKN         | 10 LIDL      | 14 DAVIES TURNER |
| 3 NEXT       | 7 DHL         | 11 FARMFOODS | 15 DHL           |
| 4 WARBURTONS | 8 BART SPICES | 12 AMAZON    | 16 DSGI          |









# SUSTAINABILITY FEATURES

<p><b>BREEAM UK NEW CONSTRUCTION 2018 (SHELL &amp; CORE)</b></p>  <p>'Excellent' Rating</p>	<p><b>ENERGY PERFORMANCE CERTIFICATE</b></p>  <p>A Rating for excellent energy performance.</p>	<p><b>NATURAL LIGHT</b></p>  <p>Optimised use of natural light with 15% roof lights and excellent office visibility.</p>	<p><b>RENEWABLE TECHNOLOGIES</b></p>  <p>Solar PVs and air source heat pumps provide reduced energy consumption and CO2 emissions.</p>
<p><b>RESPONSIBLE SOURCING</b></p>  <p>Assured construction materials with low environmental, economic and social impact.</p>	<p><b>ELECTRIC VEHICLE CHARGING</b></p>  <p>93 charging points provided with provision for to future-proof occupier fleet requirements.</p>	<p><b>WATER REGULATION TECHNOLOGIES</b></p>  <p>Efficient sanitary-ware with low flow rates to reduce water consumption.</p>	<p><b>SUSTAINABLE MATERIALS</b></p>  <p>Reduce energy consumption and environmental impact over the life cycle of the building.</p>
<p><b>BICYCLE SPACES</b></p>  <p>Ample spaces in covered shelters encourages environmental travel.</p>	<p><b>ENHANCED CLADDING</b></p>  <p>Delivering superior energy performance to reduce running costs.</p>	<p><b>ENERGY METERING TECHNOLOGY</b></p>  <p>Allows occupiers to pro-actively manage their energy consumption.</p>	<p><b>LED LIGHTING</b></p>  <p>Enables 75% less energy consumption and 25 times more durability than incandescent lighting.</p>

# DEMOGRAPHICS\*

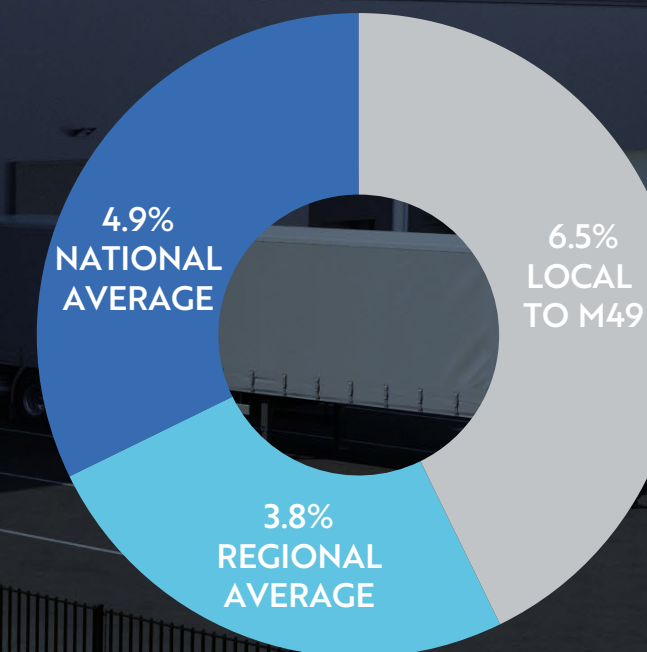
**486,300** **1,021,100**

M49 has an economically active workforce within a **30m Drive**

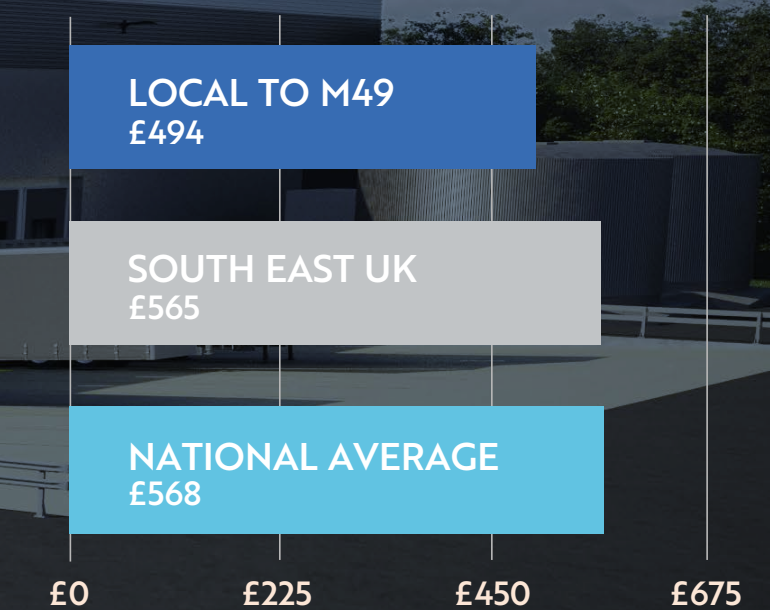
M49 has an economically active workforce within a **45m Drive**

\*SOURCE CACI / ONS

## EMPLOYEES WORKING IN STORAGE & TRANSPORT



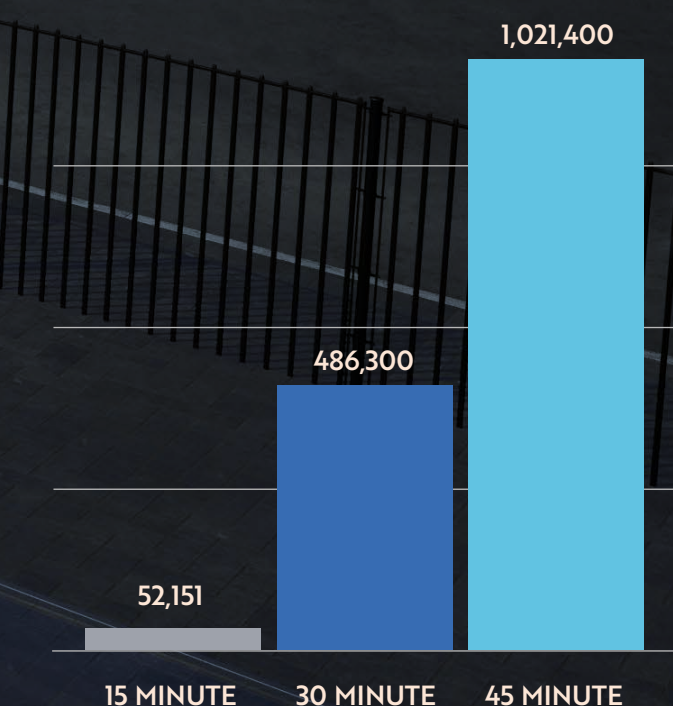
## WEEKLY EMPLOYEE WAGE



# SKILLED

Matrix 49 benefits from a large economically active labour pool at **486,300** individuals within a **30 minute drive**, and **1,021,400** within a **45 minute drive**. Of which, **6.5% are already employed** within Transport & Storage roles which gives occupiers access to a **sizeable workforce** with appropriate skills needed for their operations. Weekly wages of this group is **lower than the national and regional averages**, allowing businesses to remain competitive with their human resource expenditure.

## RESIDENT POPULATION DRIVE TIME





FOR FURTHER INFORMATION PLEASE  
CONTACT THE JOINT AGENTS

  
**0117 927 6691**  
**020 7493 4933**  
jll.co.uk/property

**ED COLE**  
Ed.Cole@eu.jll.com  
07872 677 751

**GILES WEIR**  
Giles.Weir@eu.jll.com  
07973 400 806

**SOPHIE KETTLEWELL**  
Sophie.Kettlewell@eu.jll.com  
07801 667 586

  
**0117 984 2400**  
**020 7493 2180**

**PAUL HOBBS**  
Paul.Hobbs@avisonyoung.com  
07767 613 489

**DAVID TEW**  
David.Tew@avisonyoung.com  
07920 005 081

  
**020 3328 9080**  
www.dtre.com

**JAKE HUNTLEY**  
Jake.Huntley@dtre.com  
07765 154 211

**ALICE HAMPDEN-SMITH**  
Alice.Hampden-Smith@dtre.com  
07508 371 884

**MAX DOWLEY**  
Max.Dowley@dtre.com  
07548 773 999



**A DEVELOPMENT BY**

**BentallGreenOak** 

BentallGreenOak is a global real estate investment manager operating throughout Europe, the United States, Canada and Asia. In Europe, BentallGreenOak is a highly experienced logistics specialist, having acquired and developed 56 million sq ft of warehousing throughout Europe since 2015. The majority of this space being leased to leading institutional quality tenants such as Amazon, DHL, Lidl, Aldi and Sainsbury's.

**EQUATION**  
PROPERTIES

Equation Properties is an established and experienced commercial property development company with the required skill and expertise to deliver industrial developments. With a proven track record in small, medium and large industrial / distribution schemes over many years, together with a team of professional consultants whom have worked on numerous projects, Equation Properties employ a dynamic approach to development.

Matrix 49  
Lanson Roberts Road, Severn Beach,  
Bristol, BS35 4BR.

**MATRIX49BRISTOL.CO.UK**



**GEOLOGY.LAKESIDE.TRUCKED**

what3words