

# MATRIX 235

A NEW SPECULATIVE LOGISTICS UNIT  
235,235 SQ FT  
DUE FOR COMPLETION Q1 2025



235,235 SQ FT



15 M  
haunch height



Q1 2025  
Delivery



2.6 MVA

A DEVELOPMENT BY

**EQUATION**  
PROPERTIES



**MATRIX 49**  
Lanson Roberts Road  
Severn Beach  
Bristol  
BS35 4BR



Indicative CGI



MATRIX235



MATRIXFLEX



MATRIXAPEX



MATRIX49  
BRISTOL

Matrix 49 is a new industrial/distribution development located in Avonmouth, Bristol. The site, which extends to 65 acres, offers a variety of unit sizes ranging up to 584,361 sq ft within three separate phases and totalling over 1.1m.

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.

## MATRIX APEX

UP TO  
**320,000** SQ FT

10 MONTH CONSTRUCTION  
PROGRAMME

## MATRIX 235

**235,235** SQ FT

TO BE DELIVERED  
SPECULATIVELY – Q1 2025

## MATRIX FLEX

UP TO  
**584,361** SQ FT

DELIVERY WITHIN 14 MONTHS





# ACCOMMODATION

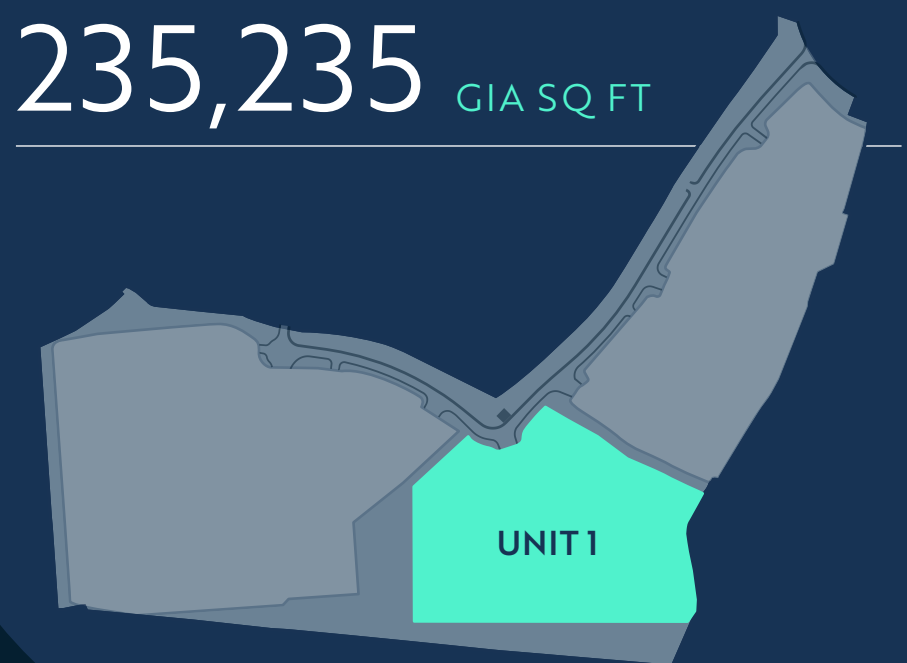


## MATRIX 235

	SQ FT
WAREHOUSE AREA	219,660
OFFICE (INCL. GF CORE)	11,365
PLANT DECK	1,410
TRANSPORT OFFICE	2,500
GATEHOUSE	300
<b>TOTAL AREA (GIA)</b>	<b>235,235</b>
SUBJECT TO FINAL MEASUREMENT	
LOADING DOCKS	20
LEVEL ACCESS DOORS	3
HGV PARKING	27
CAR PARKING SPACES	190
MOTORCYCLE PARKING	10
ELECTRIC CAR CHARGE POINTS	20

DUE FOR COMPLETION Q1 2025

**235,235** GIA SQ FT



### WAREHOUSE

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

### EXTERNAL

- 15M Haunch Height
- EV Parking Bays
- Secured Independent Gate
- 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



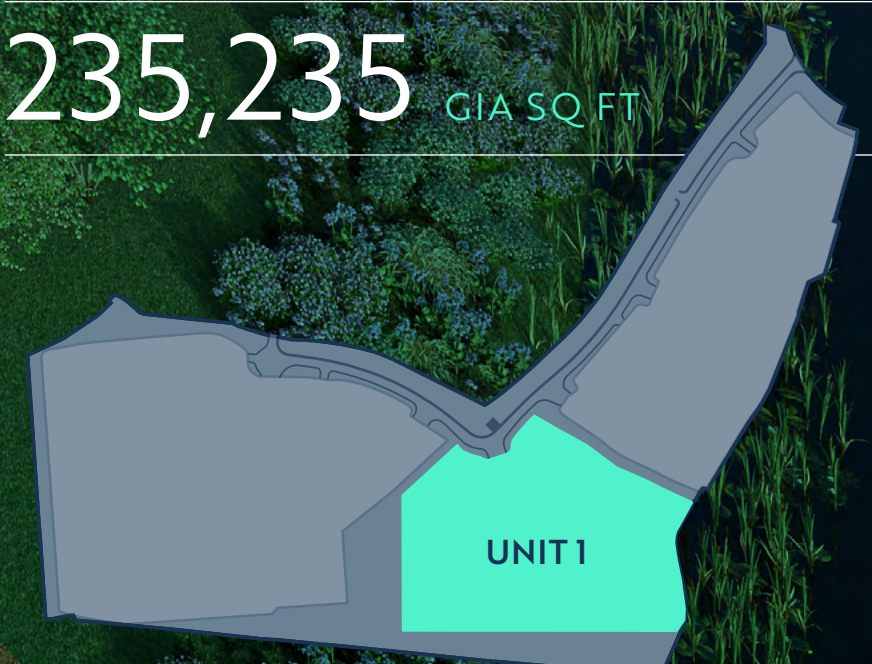
# ACCOMMODATION



MATRIX235

DUE FOR COMPLETION Q1 2025

235,235 GIA SQ FT



UNIT 1











# SUSTAINABILITY FEATURES

BREEAM UK NEW CONSTRUCTION 2018 (SHELL & CORE)



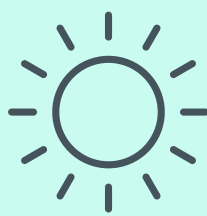
'Excellent' Rating

ENERGY PERFORMANCE CERTIFICATE



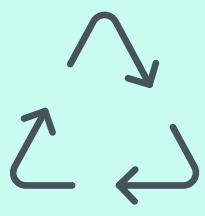
A Rating for excellent energy performance.

NATURAL LIGHT\*




Optimised use of natural light with 15% roof lights and excellent office visibility.

RENEWABLE TECHNOLOGIES




Solar PVs and air source heat pumps provide reduced energy consumption and CO2 emissions.

RESPONSIBLE SOURCING



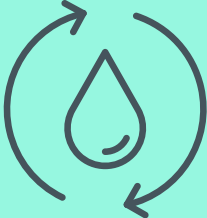
Assured construction materials with low environmental, economic and social impact.

ELECTRIC VEHICLE CHARGING




20% charging points provided with provision for to future-proof occupier fleet requirements.

WATER REGULATION TECHNOLOGIES




Efficient sanitary-ware with low flow rates to reduce water consumption.

SUSTAINABLE MATERIALS




Reduce energy consumption and environmental impact over the life cycle of the building.

BICYCLE SPACES




Ample spaces in covered shelters encourages environmental travel.

ENHANCED CLADDING




Delivering superior energy performance to reduce running costs.

ENERGY METERING TECHNOLOGY



Allows occupiers to pro-actively manage their energy consumption.

LED LIGHTING



Enables 75% less energy consumption and 25 times more durability than incandescent lighting.

\*SUBJECT TO SPECIFICATION

# DEMOGRAPHICS\*

**693,871**  
working age population within a **30-min drive**

**1,524,417**  
working age population within a **45-min drive**

**82.4%**  
of the GB population is reachable by HGV in a **4.5 hour drive**

**1,056,710**  
total population within a **30-min drive**

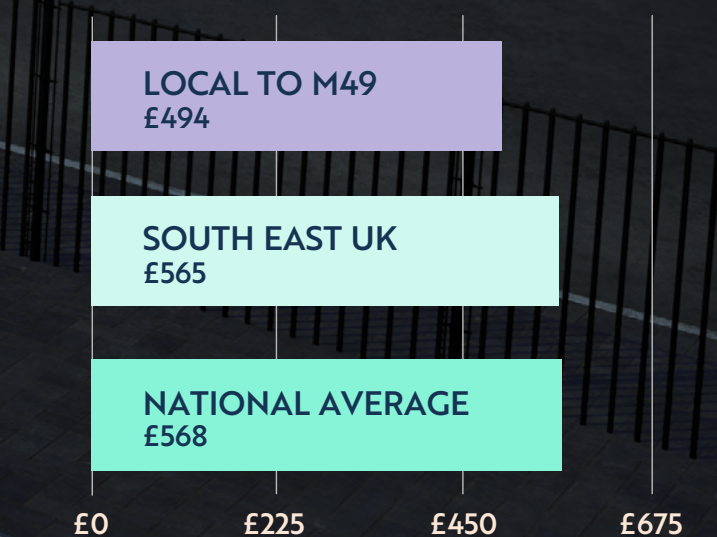
**35,827**  
people are unemployed within a **45-min drive**

**2,370,028**  
total population within a **45-min drive**

# SKILLED

**Matrix 49** benefits from a large working age population of **693,871** within a **30-min drive** and **1,524,417** within a 45-min drive. Of which, 31% are already employed within **Transport & Storage** roles. Weekly wages for this group are lower than national and regional averages. **35,827** people are unemployed within a **45-min drive** which illustrates an immediately available labour supply.

# WEEKLY EMPLOYEE WAGE



SOURCE: CACI/ONS



FOR FURTHER INFORMATION PLEASE  
CONTACT THE JOINT AGENTS



0117 927 6691  
020 7493 4933

[jll.co.uk/property](http://jll.co.uk/property)

**ED COLE**

Ed.Cole@eu.jll.com

07872 677 751

**CHRIS YATES**

Chris.Yates@jll.com

07850 658 050

**SOPHIE KETTLEWELL**

Sophie.Kettlewell@eu.jll.com

07801 667 586

AVISON  
YOUNG

0117 984 2400  
020 7493 2180

**PAUL HOBBS**

Paul.Hobbs@avisonyoung.com

07767 613 489

**DAVID TEW**

David.Tew@avisonyoung.com

07920 005 081

**DTRE**

020 3328 9080  
[www.dtre.com](http://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



**MATRIX 235**

A DEVELOPMENT BY



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**