



MATRIXAPEX

A NEW LOGISTICS OPPORTUNITY
— DEVELOPMENT READY

A DEVELOPMENT BY

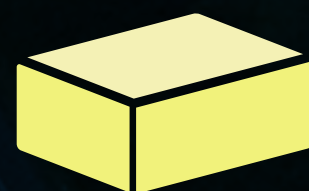
EQUATION
PROPERTIES



MATRIX 49
Lanson Roberts Road
Severn Beach
Bristol
BS35 4BR



Flexible unit
sizes available



Planning consent
granted for up to
320,000 sqft



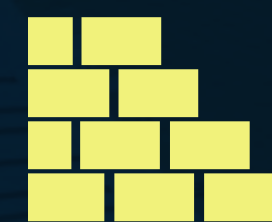
Up to 99m
haunch height



B1, B2 & B8
use classes



Fully enabled
and serviced plot



10 month
construction
programme*



Up to
6 MVA

*subject to specification

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

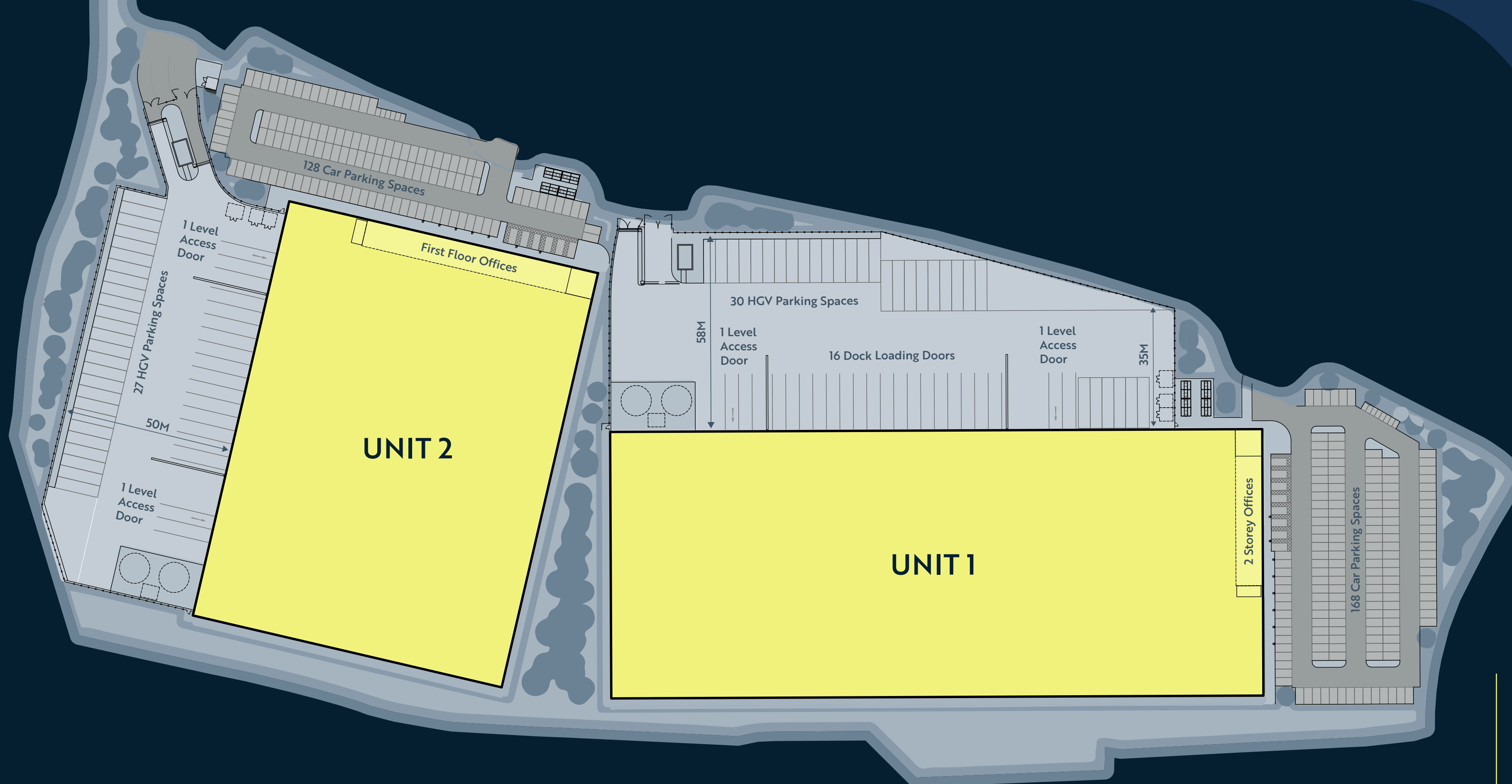
MATRIX FLEX

UP TO
584,361 SQ FT

DELIVERY WITHIN 14 MONTHS

ACCOMMODATION OPTION 1

TRADITIONAL
WAREHOUSES



UNIT 1	SQ FT
WAREHOUSE AREA	163,242
OFFICE (INCL. GF CORE)	6,654
PLANT DECK	1,292
GATEHOUSE	300
TOTAL AREA (GIA)	173,451

SUBJECT TO FINAL MEASUREMENT

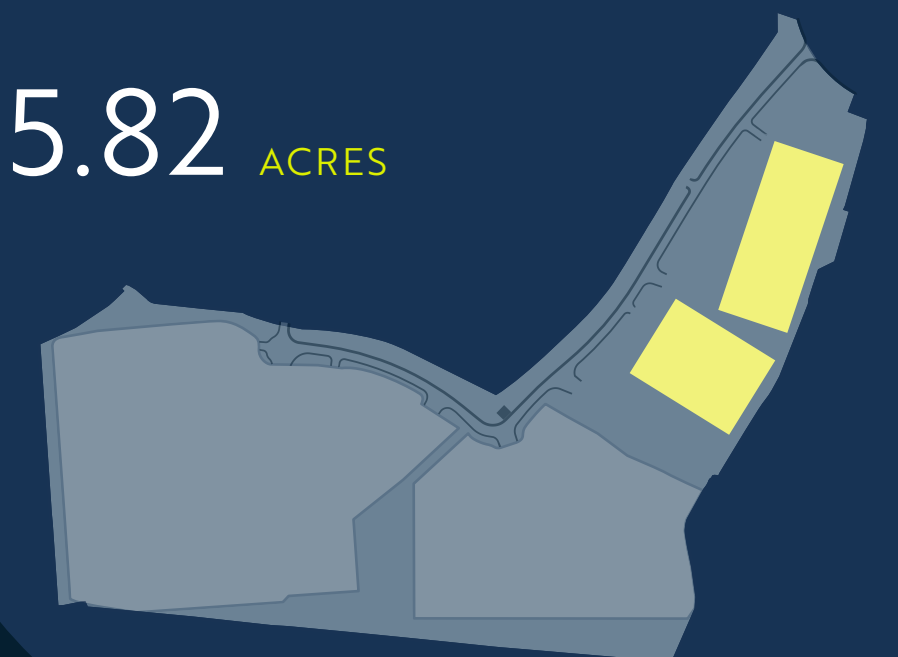
LOADING DOCKS	16
LEVEL ACCESS DOORS	2
HGV PARKING	30
CAR PARKING SPACES	168
MOTORCYCLE PARKING	8
ELECTRIC CAR CHARGE POINTS	16

UNIT 2	SQ FT
WAREHOUSE AREA	126,564
OFFICE (INCL. GF CORE)	6,654
PLANT DECK	1,292
GATEHOUSE	300
TOTAL AREA (GIA)	134,810

SUBJECT TO FINAL MEASUREMENT

LOADING DOCKS	12
LEVEL ACCESS DOORS	2
HGV PARKING	27
CAR PARKING SPACES	128
MOTORCYCLE PARKING	6
ELECTRIC CAR CHARGE POINTS	14

15.82 ACRES



WAREHOUSE

- 50 kN/m2 Floor Loading
- EPC A Rating
- BREEAM 'Excellent' Rating
- 15% Roof Lights to Warehouse
- Up to 6 MVA

EXTERNAL

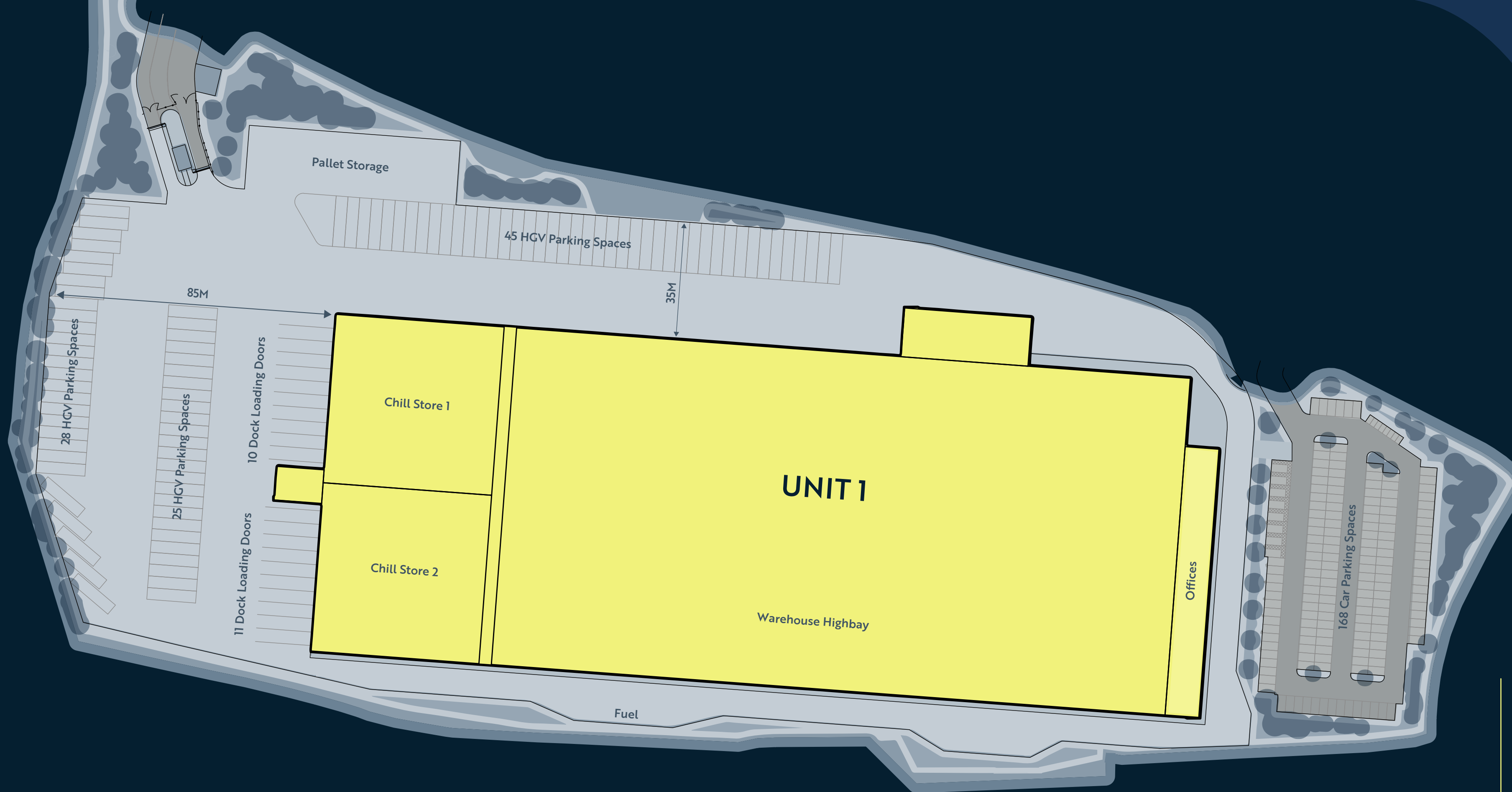
- 99M Haunch Height
- EV Parking Bays
- Secured Entrances Independent Gates
- Perimeter Paladin Estate Fencing

OFFICES

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

ACCOMMODATION OPTION 2

TEMPERATURE CONTROLLED
WAREHOUSE



UNIT 1	SQ FT
FREEZER WAREHOUSE	215,280
OFFICES (G/1/2F)	53,820
TP OFFICE	25,735
TOTAL AREA (GIA)	297,335

SUBJECT TO FINAL MEASUREMENT

LOADING DOCKS	20
LEVEL ACCESS DOORS	0
HGV PARKING	98
CAR PARKING SPACES	168
MOTORCYCLE PARKING	8
ELECTRIC CAR CHARGE POINTS	16

15.82 ACRES

WAREHOUSE

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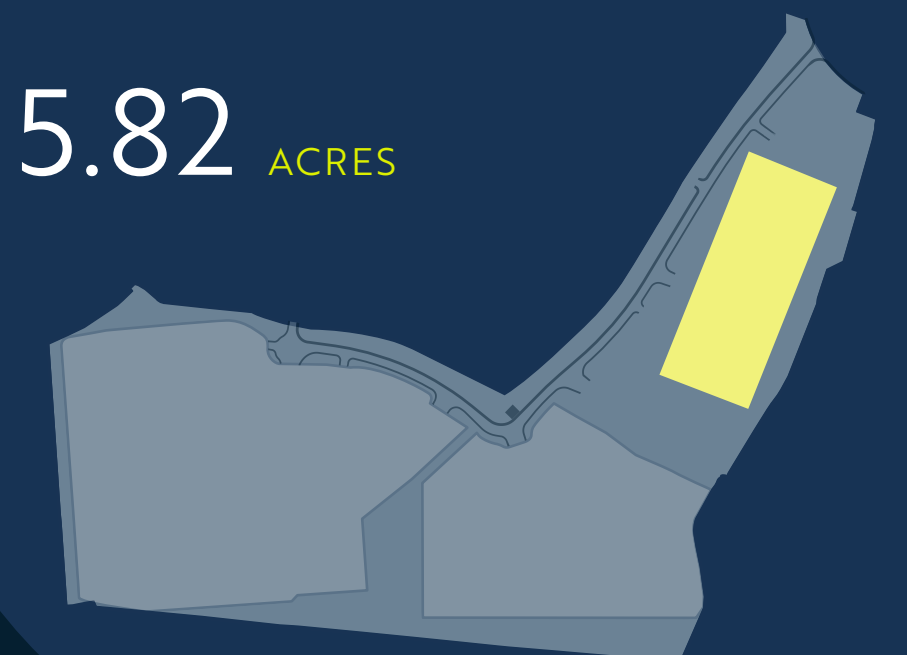
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OFFICES

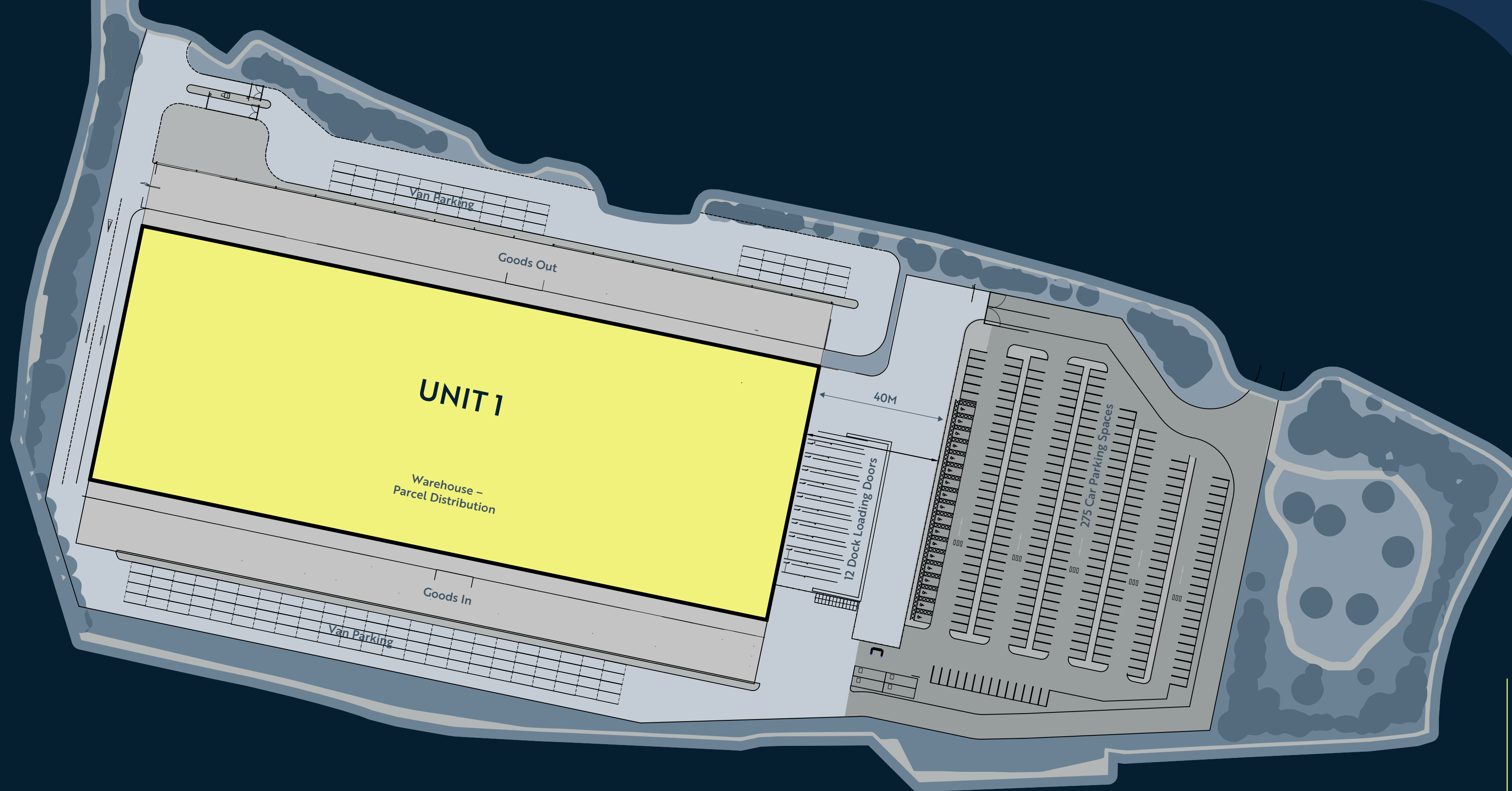
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SUBJECT TO FINAL MEASUREMENT



ACCOMMODATION OPTION 3

PARCEL DISTRIBUTION
FACILITY

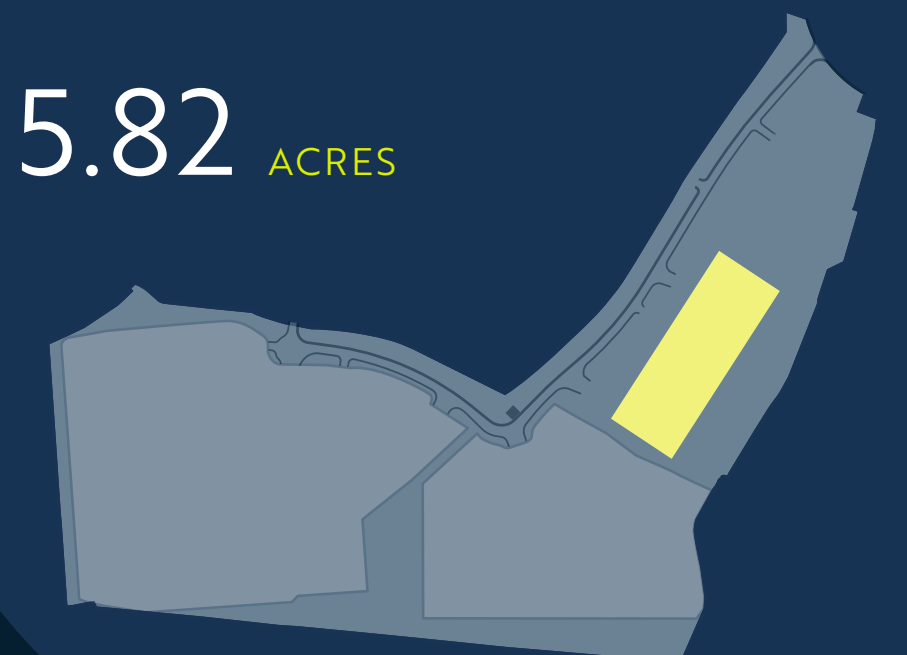


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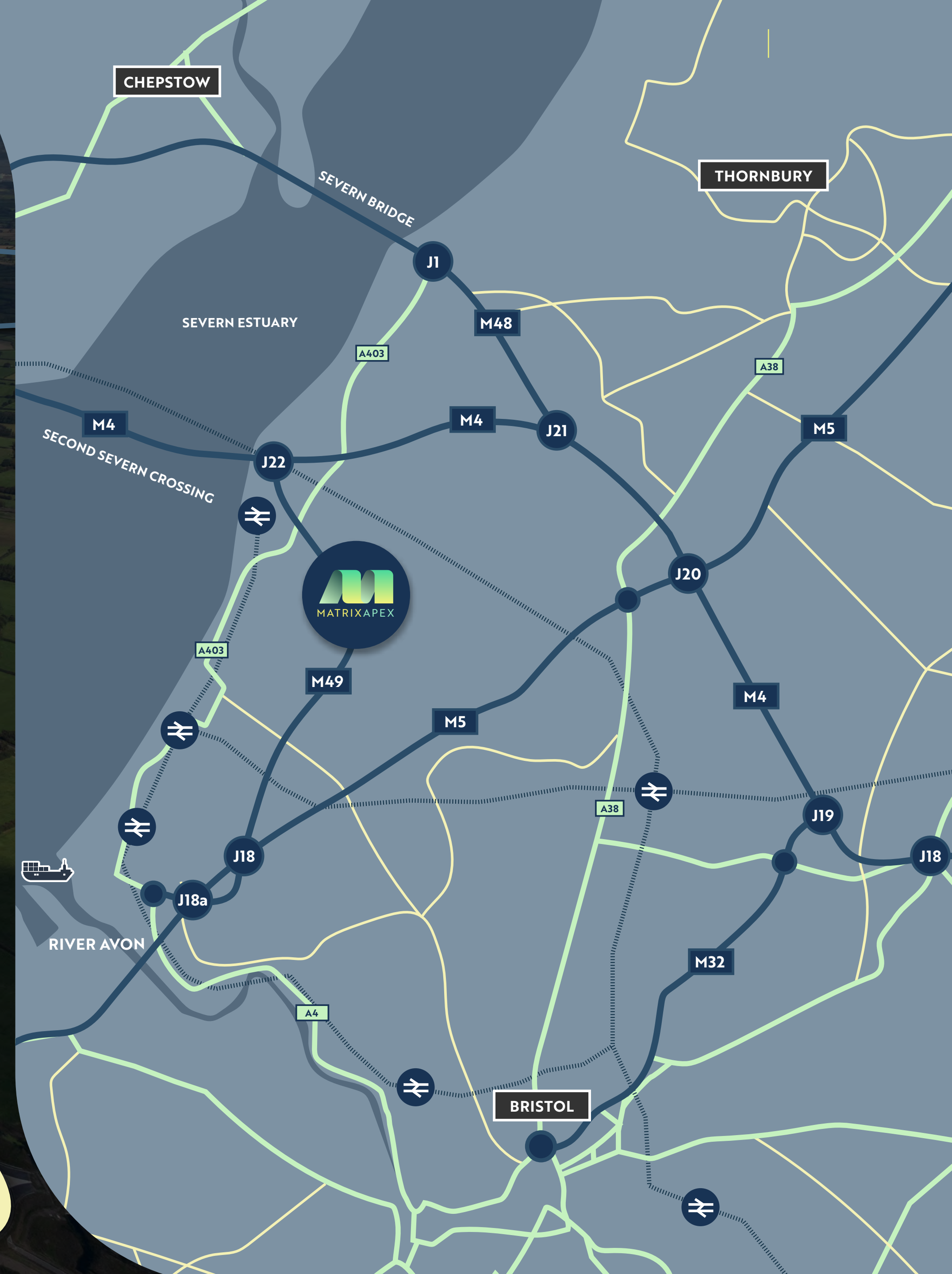
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SUBJECT TO FINAL MEASUREMENT

LOCATION



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**

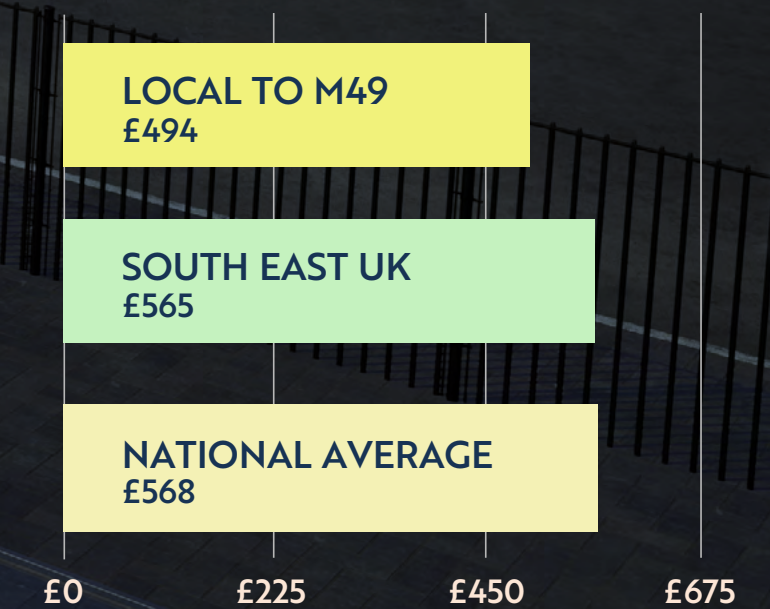
2,370,028

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
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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.

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