

A PRIME CROSS-DOCKED LOGISTICS FACILITY

360,926 SQ FT UNIT
IMMEDIATELY AVAILABLE



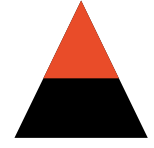
Carbon Zero
Capabilities



Welfare
Enhancements



360,926 SQ FT OF PREMIUM LOGISTICS SPACE NOW AVAILABLE



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BRISTOL 360 HAS BEEN BUILT TO THE HIGHEST STANDARDS

ACCOMMODATION SCHEDULE

	SQ FT	SQ M
Warehouse	337,912	31,393
Two Storey Offices	18,556	1,724
Hub Offices	4,160	386
Gatehouse	298	28
Total	360,926	33,531



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BUILT TO THE HIGHEST OF STANDARDS



Clear haunch height

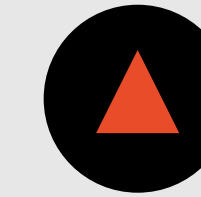
15m



Secure service yards

up to 90m

with 360 degree circulation



PV & battery storage

625 Kva

with

118 kw

Tesla batteries



Floor loading

50 kn/m²

Passive roof ventilation



BREEAM rating

"Outstanding"



Euro docks

32

Dock levellers

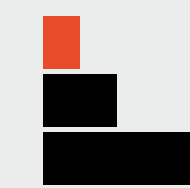
48

Car charging

10 (inc 2 rapid)

EPC rating

A+



Ribbon glazing to marshalling areas



Climate controlled cladding:

- Multi-temperature storage capabilities from 0°C to 23°C
- Reduced utility costs and CO2 emissions
- Minimising heat loss/gains for enhanced thermal performance
- 25 year guarantee
- U-values as low as 0.14w/m²k and air permeability as low as 0.44m³/hr/m²



Power

3 mva



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WELFARE ENHANCEMENTS

Roof terrace & breakout garden



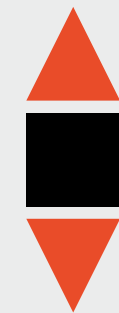
Water fountains in warehouse



Ribbon glazing – providing enhanced natural light to warehouse



Floor to ceiling glazing – improving natural light to warehouse hubs and offices



Passive roof ventilation – improving temperature control and air quality



Grant towards gym facilities

£10,000

High quality landscaped environment



Shower facilities





A SUSTAINABLE FUTURE

The world's largest biomethane refuelling station has opened directly opposite Bristol 360 supporting major brands to reach net zero targets and cut costs.

100% of the fuel supplied by CNG Fuels is renewable and sustainable biomethane, sourced from food waste and approved under the Department for Transport's Renewable Transport Fuel Obligation (RTFO) scheme.

Renewable biomethane is the lowest carbon and most cost-effective alternative to diesel for HGVs, cutting greenhouse gas emissions by up to 90% and reducing lifetime vehicle costs by 30%-40%.

Existing CNG Fuels customers using the site include, Amazon, DHL, Royal Mail, Lidl, Waitrose and Warburtons.



0.2 miles to rail freight terminal

0.5 miles to M49 junction

4.3 miles to St Andrews Road Station

5.0 miles to M48 (J1)

5.1 miles to the Port of Bristol

6.2 miles to M5 (J18A)/M49

8.4 miles to M4/M5 intersection

9.0 miles to Bristol Parkway Station

12.5 miles to Bristol City Centre

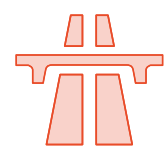
16.0 miles to Bristol Airport



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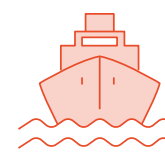


AS THE **SOUTH WEST GATEWAY**, BRISTOL IS A DESTINATION OF INTERNATIONAL SCALE WITH MULTIMODAL CONNECTIVITY BY ROAD, RAIL, SEA AND AIR.



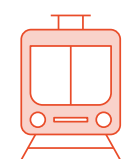
M49

The new M49 junction (J1) provides enhanced access to Bristol 360 and the wider UK motorway network.



AVONMOUTH DOCK

Royal Edward Dock, also known as Avonmouth Dock, is located on the North side of the River Avon, at its confluence with the Severn estuary.



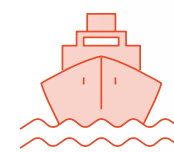
AVONMOUTH RAIL FREIGHT TERMINAL

A crucial rail freight hub for Bristol and the UK. It is an inland Railport approximately nine miles North-West of Bristol City.



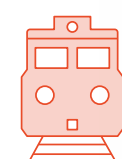
BRISTOL AIRPORT

The commercial airport serving the city of Bristol and the surrounding area handling around 8.7 million passengers annually.



ROYAL PORTBURY DOCKS

As a global gateway, Royal Portbury Dock handles a wide range of cargo activity with multiple and frequent global connections. With its deep-water capacity it can accommodate some of the largest container ships in the world.



BRISTOL PARKWAY

On the South Wales Main Line, in the northern suburbs of the Bristol conurbation. Just 112 miles (90 minutes) from London Paddington.



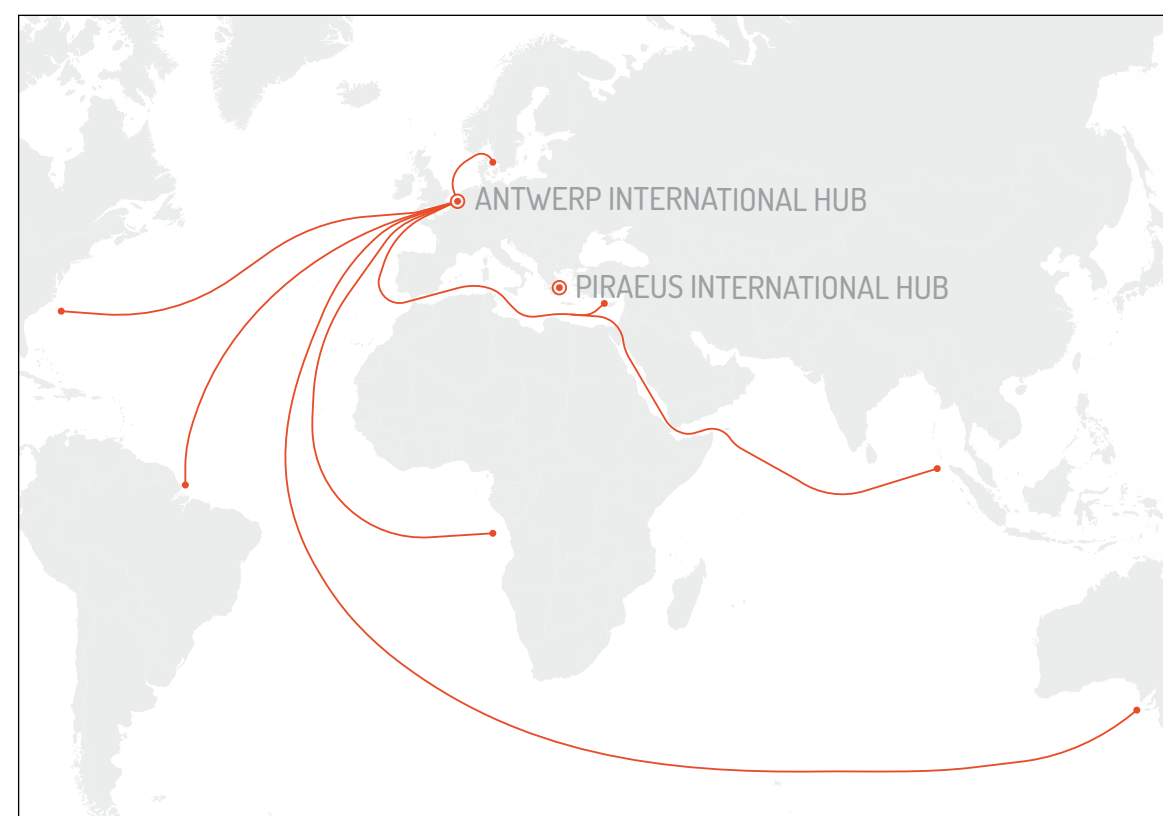
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BRISTOL PORT'S GLOBAL GATEWAY CONNECTIONS

The Bristol Ports are an international gateway for British farmers. They are one of the UK's largest ports for imports and exports for a variety of goods. Products exchanged here include perishable and non-perishable goods, wines, automobiles, and machinery.

Antwerp & Piraeus' global connections





mountpark
bristol360

↖ **M5 SOUTH**

NEW M49 (J1) 

M4 ↗

NEW M49 JUNCTION PROVIDING ENHANCED CONNECTIVITY

Bristol is a fast growing and prosperous city serving c.1 million people within a 30 minute drive.

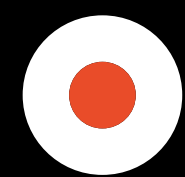
Connectivity will be further enhanced following the opening of the new Junction 1 of the M49

motorway, which is within 1 mile of the site. The junction is built and is set to open once the 200-metre link road to the estate has been completed.

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DUE TO ITS STRATEGIC LOCATION, OFFERING CONNECTIVITY, SCALE AND ACCESSIBILITY, CENTRAL PARK ALREADY DELIVERS SIGNIFICANT SUPPLY CHAIN EFFICIENCIES FOR MULTIPLE LOGISTIC OPERATORS



PROVEN

Central Park has established itself as the premier logistics location in the South West. This is demonstrated by the number of major companies that have invested in the area, such as Amazon, The Range, Lidl, DHL, Tesco and Davies Turner.



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SUCCESS STORIES

We have the ability to work flexibly with our customers to deliver the perfect logistics solutions to suit their business needs, and we have the track record to prove it.

"We selected Mountpark because of their collaborative approach to designing and constructing a fit-to-purpose building, one that would support our long-term strategy within our desired timeline. Mountpark proved themselves to be the perfect delivery partner throughout the entire process and demonstrated an ability to make very quick decisions to ensure a streamlined process from inception to delivery."

VF Corporation, May 2020

"The Delivery Group handles over a billion items a year and as we continue to grow, this new distribution hub will help us to handle increasing demand for our services both nationally and internationally. We needed to get this new operation up and running in a short timescale and Mountpark has been very helpful in accommodating us."

The Delivery Group, Oct 2019



Mountpark Bardon Phase II, VF Unit

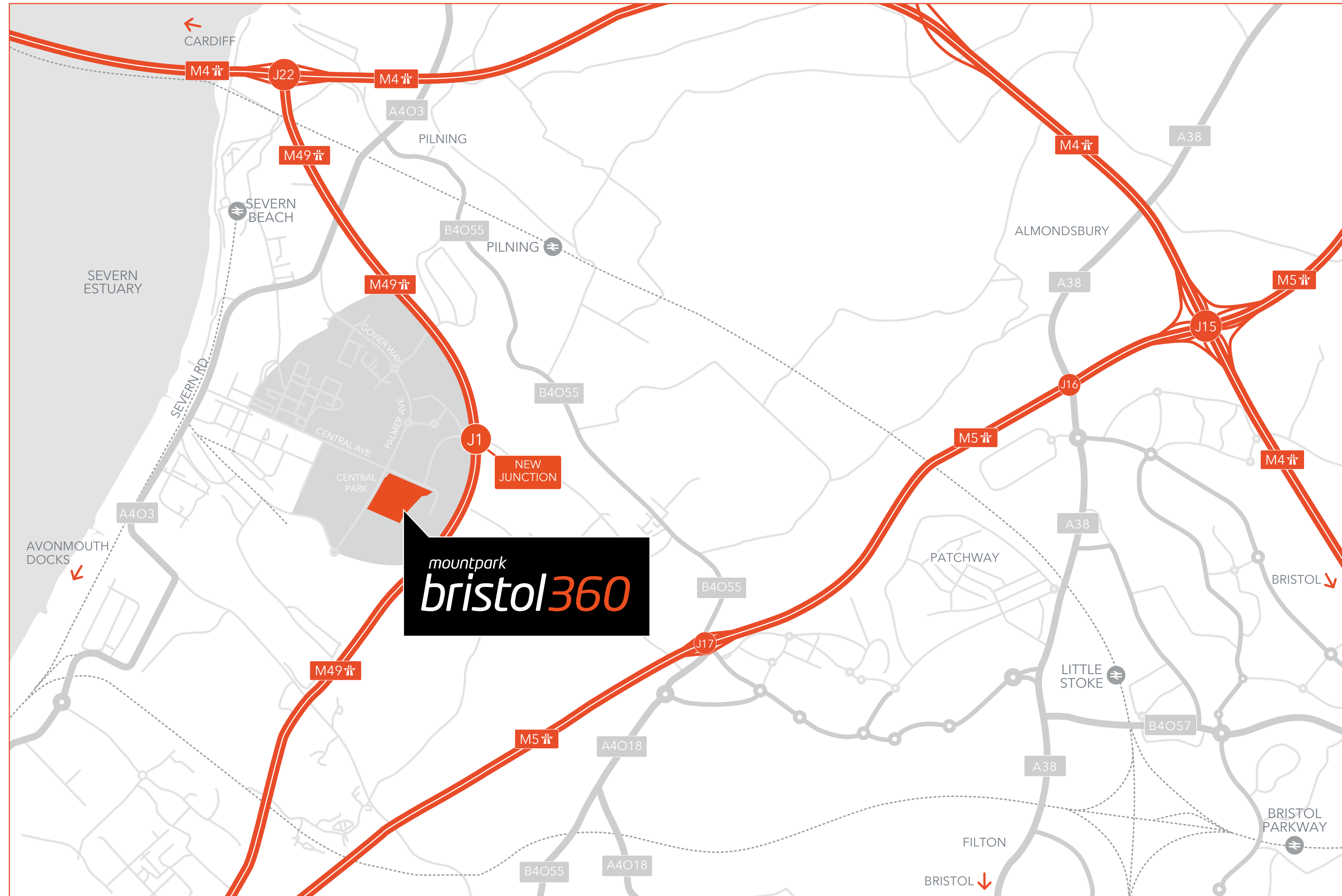


Mountpark Bardon Phase II, VF Unit



Mountpark Warrington Phase 1, Royal Mail Unit

MOUNTPARK BRISTOL 360, CENTRAL PARK, BRISTOL, BS35 4DJ



Please request more information by contacting the below:

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Mountpark Bristol 360 is a development by Mountpark Logistics EU Sarl, the European Logistics Development Company owned by:

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