

# 250 GPARK

250 G Park | Western Approach  
Avonmouth | BS35 4GG

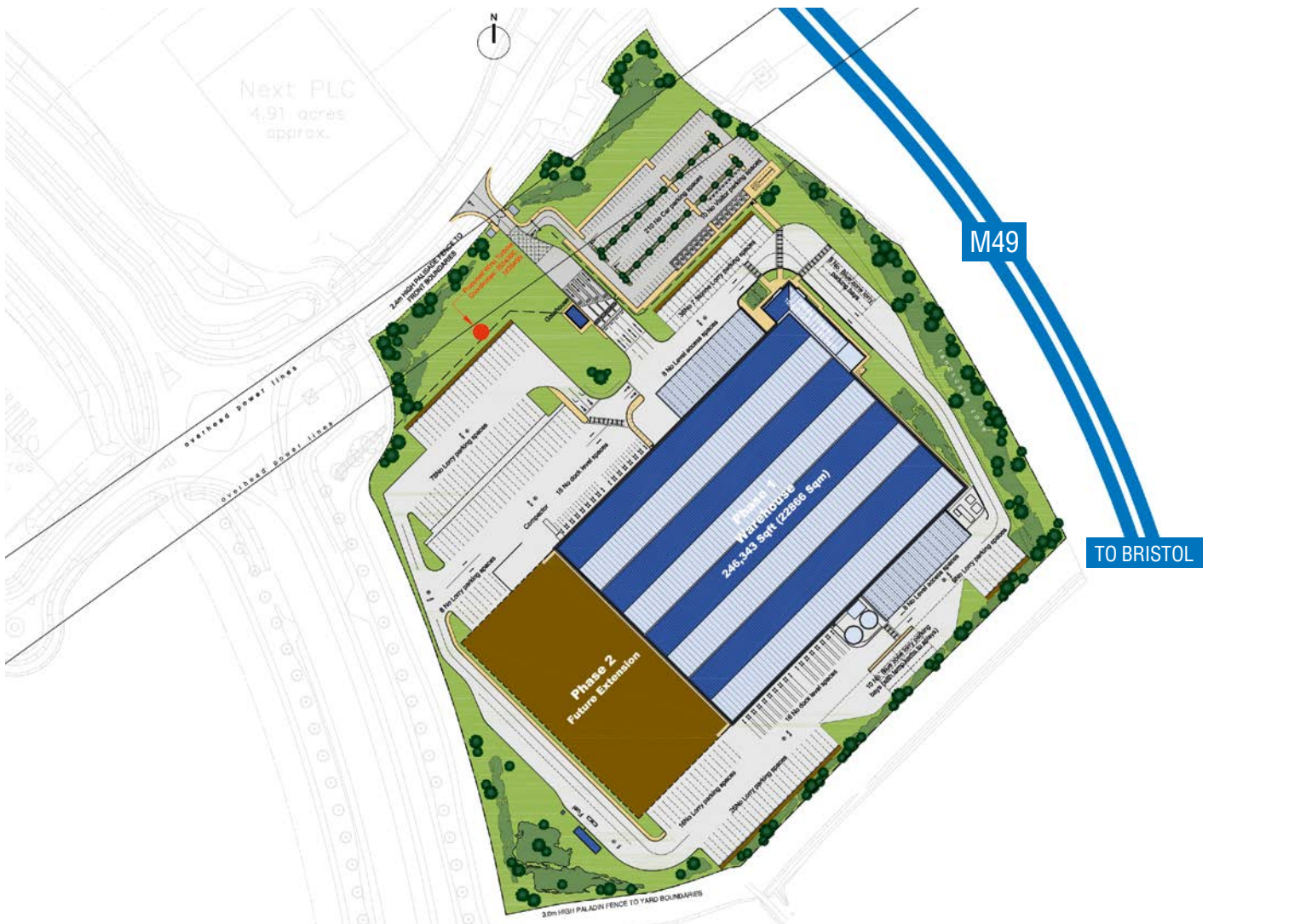


269,750 SQ.FT. (25,060 SQ.M.)

TO LET

- High quality cross dock distribution facility
- Self contained site of 26 acres
- 48 loading bays (32 dock level and 16 level access)
- 12m (40ft) eaves height





BENEFITING FROM FAST, EASY  
ACCESS TO THE M4, M5 MOTORWAYS  
AND SURROUNDED BY OCCUPIERS  
INCLUDING TESCO, NEXT AND GKN.

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## LOCATION

Located on the well established Western Approach Distribution Park, 7 miles north west of Bristol city centre and overlooking the M49 motorway. Benefiting from fast and easy access to the M4 and M5 motorways and surrounded by occupiers including Tesco, Next and GKN.

## DESCRIPTION

- Constructed in 2006
- High quality cross dock distribution facility
- Self contained site of 26 acres
- 48 loading bays (32 dock level and 16 level access)
- 12m (40ft) eaves height
- Expansion land capable of increasing floor space by 100,000 sq.ft.
- Full sprinkler system
- 48 KN/sq.m. floor loadings
- Parking for 165 cars
- Parking for 253 HGVs
- High quality security system

## ACCOMMODATION

The property has the following approximate gross internal floor areas.

	Sq. ft.	Sq. m.
Ground floor warehouse including office & reception	259,000	24,061
First floor office & amenities	10,120	940
Security office	630	59
<b>Total</b>	<b>269,750</b>	<b>25,060</b>

Canopies on both sides of the building provide an additional 28,000 sq.ft. of covered area.

## TENURE

The building is available either by assignment of the current 25 year lease dated April 2006 or by way of a sublease for a shorter period.

## RENT

Upon application.

## TRAVEL TIMES

TO	Hours	Minutes	Distance
London	2	22	124
Birmingham	1	50	88
Manchester	3	13	168
Cardiff	-	50	37
Exeter	1	33	80
Bristol Airport	-	39	17
Avonmouth Docks	-	10	6
Portbury Docks	-	20	10
Junction 18, M5	-	10	5
Junction 1, M48	-	10	5

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## BUSINESS RATES

Rateable Value      £1,520,000  
 Rates Payable (14/15)      £732,640

Interested parties are advised to make their own enquiries.

## VAT

All figures quoted are exclusive of VAT if applicable. Interested parties are advised to make their own enquiries.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with the transaction.

## CONTACT



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For further information please contact

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