



J1 M49 | AVONMOUTH | BRISTOL | BS10 7SD | UK
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AVAILABLE
NOW
GRADE-A SPECULATIVELY BUILT UNIT · GRADE-A SPECULATIVELY BUILT UNIT · GRADE-A SPECULATIVELY BUILT UNIT

PANATTONI PARK AVONMOUTH 410

TO LET/FOR SALE

Speculatively built industrial/logistics opportunity

407,367 sq ft

AVAILABLE NOW



panattoni.co.uk/avonmouth

PANATTONI PARK
AVONMOUTH 410

AVONMOUTH



PRIME INDUSTRIAL & DISTRIBUTION LOCATION



South Wales

Severn Crossing

Prince of Wales Bridge

PANATTONI PARK
AVONMOUTH 410

GXO

M49

M4

Swindon
Reading
London

Severn Road

Severn Road

Rail
freight
terminal

M5 South
Bristol city centre

Royal Mail

Wincanton

TESCO

Warburton's

Gregory G

amazon
next

DHL

DSGi

The Range
Home - Leisure - Garden

LIDL

GKN AEROSPACE

CHEP

NetworkRail

farmfoods

amazon

BART

Davies Turner

M49 Junction 1
opening 2026

huboo

DHL

SIG

PILKINGTON

huboo

M49

Bridgwater
Exeter
South West



407,367 SQ FT GRADE-A OPPORTUNITY

Panattoni Park Avonmouth delivers space at scale to the under-supplied national market. Avonmouth 410 is immediately adjacent to GXO, the UK's largest ever speculative build lease.

Avonmouth 410 has achieved a BREEAM 'Excellent' and EPC 'A' rating, whilst also benefiting from standard sustainability features such as a roof-mounted solar PV array, 15% warehouse rooflights and EV charging points.

The unit is available for immediate occupation.



IMMEDIATELY AVAILABLE WAREHOUSE IN THE SOUTH
AVONMOUTH 410
LARGEST



AVONMOUTH

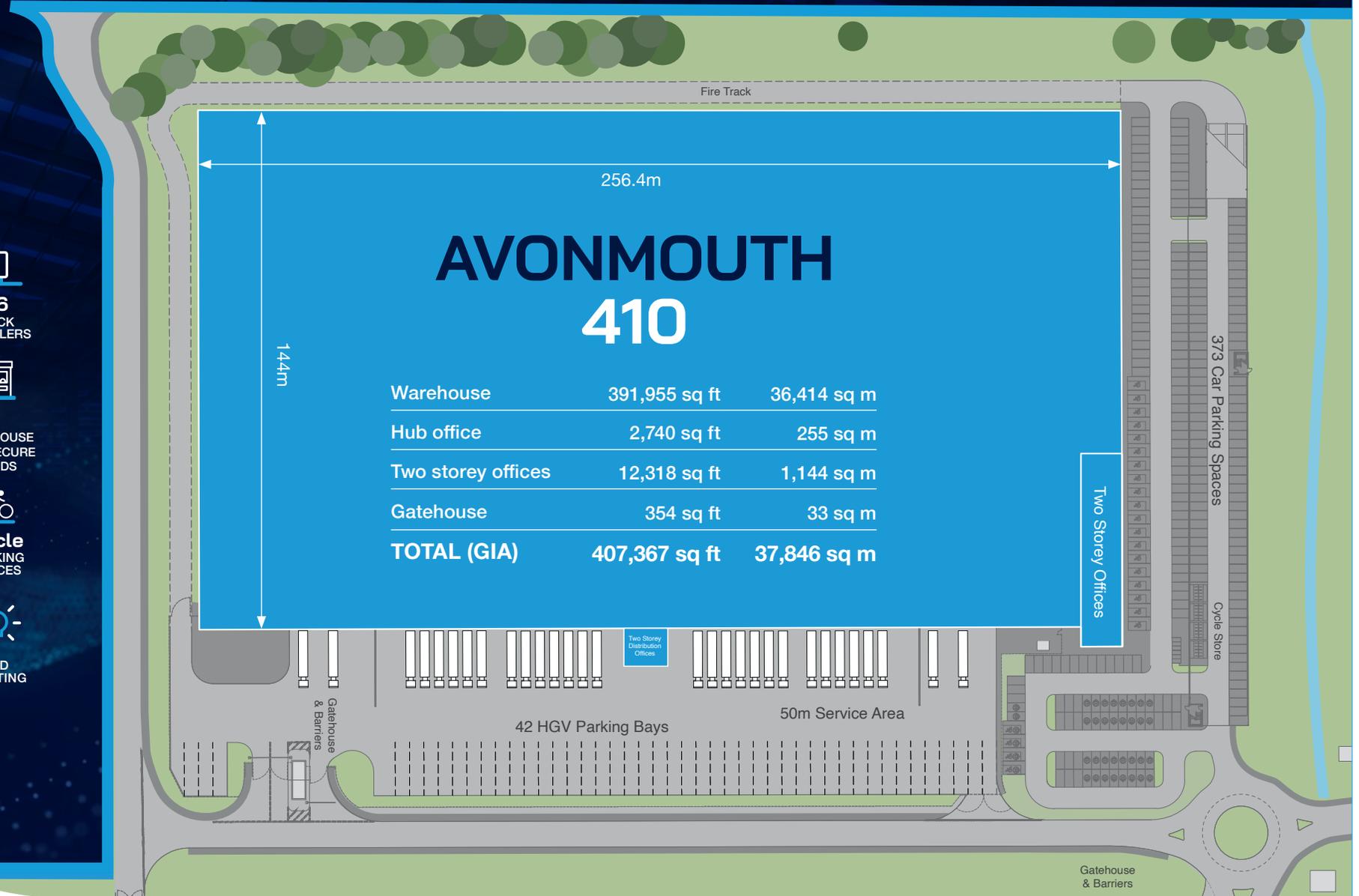
THE SCHEME

MASTERPLAN



SPECIFICATION

- 
17.2m
CLEAR
INTERNAL HEIGHT
- 
50m
YARD
DEPTH
- 
4
LEVEL
ACCESS
DOORS
- 
26
DOCK
LEVELLERS
- 
3 MVA
POWER
SUPPLY
- 
SOLAR
PV
PV
INSTALLED
- 
42
TRAILER
PARKING
SPACES
- 
1
GATEHOUSE
AND SECURE
YARDS
- 
10%
EV CHARGING
POINTS
- 
15%
ROOF
LIGHTS
- 
373
CAR PARKING
SPACES
- 
Cycle
PARKING
SPACES
- 
UP TO
50kN/m²
FLOOR LOADING
- 
9 tonne
RACK LEG
LOADING
- 
FM1
FLOORING
- 
LED
LIGHTING





IMMEDIATELY AVAILABLE WAREHOUSE IN THE SOUTH
AVONMOUTH
410
LARGEST





Sustainable as standard

Benefit from a high standard specification, achieving BREEAM 'Excellent' to prioritise energy efficiency and reduce operating costs.



Building fabric designed and constructed to very high standards of insulation and air-tightness



15% rooflights to warehouse roof resulting in a high level of natural daylight reducing need for artificial lighting



Roof-mounted solar photovoltaic (PV) system



Rainwater harvesting



Water saving taps and WCs



Water leak detection



Electric vehicle charging points in the car park



Cycle parking



Sub-metering of energy consumption



Net zero carbon in construction

BREEAM®

BREEAM 'Excellent'

A 21

EPC rating of 'A21'



LABOUR MARKET

Panattoni Park Avonmouth calls upon a workforce showing strong skills for manufacturing and logistics operations.

Ready to work



14,000 PEOPLE
WANT A JOB IN BRISTOL



25,200 PEOPLE
WANT A JOB REGION WIDE*

*City of Bristol, South Gloucestershire & North Somerset
Source: NOMIS December 2024

Suitable skills and sectors



44,000
MANUFACTURING WORKERS



33,000
TRANSPORT & STORAGE WORKERS

City of Bristol, South Gloucestershire & North Somerset
Source: NOMIS 2020

Competitive wages

South West	£689.90
West Midlands	£688.40
UK	£728.30

Gross weekly full time pay by place of work
Source: NOMIS 2024

3,126,000
ECONOMICALLY ACTIVE
PEOPLE ACROSS THE
SOUTH WEST

82.7% VS. 78.6% UK

Drive to work



2.2 million
PEOPLE WITHIN
45 MINS BY CAR

1.1 million
PEOPLE WITHIN
30 MINS BY CAR

146,160
PEOPLE WITHIN
15 MINS BY CAR

Sources: www.drivetimemaps.co.uk



DIRECT ACCESS TO UK AND GLOBAL MARKETS

Panattoni Park Avonmouth occupies a prime national distribution location.

Positioned within 4 miles of the Port of Bristol, Panattoni Park Avonmouth accesses three motorways within 18 minutes. London can be reached in 2.5 hours by HGV.

Also accessible within 3.5 hours are three other major deep water sea ports, plus the two largest cargo airports at Heathrow and East Midlands.

HGV drive times



	MILES	TIME
Bristol	19	32 min
Heathrow	110	1 hr 52 min
East Midlands	129	2 hr 33 min



	MILES	TIME
M49 J1 (opens 2026)	0.5	2 min
M5 J18	5	8 min
M48 J1	11	18 min
Bristol city centre	13	21 min
Newport	19	29 min
Bath	29	40 min
Cardiff	34	48 min
Gloucester	35	49 min
Swindon	47	53 min
Exeter	79	1 hr 26 min
Birmingham	88	1 hr 36 min
London	125	2 hr 28 min



	MILES	TIME
Bristol Avonmouth	8	12 min
Bristol Royal Portbury	8	12 min
Southampton	112	1 hr 58 min
London Gateway	177	3 hr 4 min
Liverpool	186	3 hr 20 min



	MILES	TIME
Maritime Avonmouth	3	6 min

Sources: Lorry Route Planner, www.drivetimemaps.co.uk



4.3 million
PEOPLE WITHIN
90 MINS BY HGV

21.8 million
PEOPLE WITHIN
180 MINS BY HGV

46.7 million
PEOPLE WITHIN
270 MINS BY HGV



LABOUR

NATIONAL CONNECTIVITY

LOCATION & CONTACT



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For more information



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