

THE NEXT EVOLUTION OF URBAN LOGISTICS

www.patchway.estate



PATCHWAY EIGHT B

BRAND NEW WAREHOUSE
IN THE SOUTH WEST'S BEST DISTRIBUTION LOCATION

Britannia Road, Patchway Trading Estate BS34 5TA

44,778 sq ft (4,160 sq m) TO LET

PATCHWAY

TRADING ESTATE

**J17 M5, CRIBBS CAUSEWAY,
BRISTOL BS34 5TA**

Located on Patchway Trading Estate adjacent to The Mall, Cribbs Causeway Shopping Centre.

Within 1 mile of Junction 17 of the M5 Motorway.

The M4 / M5 Interchange is 3 miles to the north of the site.

Just 8 miles from Bristol City Centre.

Patchway Trading Estate is at the heart of the local business community with specialist sectors including aerospace, distribution, MOD and mobile communications.

Other nearby occupiers include:



July 2018

PATCHWAY EIGHT B BRAND NEW WAREHOUSE

Under construction, EIGHT B is a brand new warehouse that has been designed to meet the needs of modern occupiers, combined with many design features to reduce energy usage throughout the lifetime of the building.

The unit will use the latest specification in cladding and roofing materials for high levels of insulation, together with increased roof lights to reduce reliance on lighting within the warehouse.

It's edge of city location means it is perfectly positioned to remove unnecessary mileage.


A substantial power supply will be provided to the unit, together with considerations for accommodating an electric last-mile fleet.

The unit has consent for B8 (Storage & Distribution) with no Hours of Use restrictions.


PATCHWAY


TRADING ESTATE

PATCHWAY EIGHT B KEY FEATURES


- 


Up to 44,778 sq ft
(4,160 sq m) GIA




50kN/m2 power float floor
loading slabs
- 


Internal eaves heights of 12m




8 Electric vehicle charging
points
- 


Approx. 62m yard depths




Double stacked cycle parking
shelter 42 spaces
- 


4 Dock level loading doors




Automatic rising barrier to
car park and Paladin vehicle
entrance gate
- 

2 Level access doors



24-hour unrestricted access
- 

13 HGV Trailer parking spaces
- 

43 staff parking bays



PATCHWAY EIGHT B ACCOMMODATION

GF-Warehouse	41,183 sq ft	3,826 sq m
GF-Circulation Area	818 sq ft	76 sq m
FF-Office	2,777 sq ft	258 sq m
TOTAL GIA	44,778 SQ FT	4,160 SQ M

Measured on an approximate gross internal area basis

DATCOWAY

TRADING ESTATE

ENVIRONMENTAL, SOCIAL AND GOVERNANCE

Our primary objective is to produce high quality real estate that delivers over the long term. We believe that focusing on ESG enables us to achieve this whilst providing excellent support for existing and growing businesses.

**WE ARE DEDICATED TO HELPING
BUSINESSES AND OCCUPIERS
ACHIEVE THEIR SUSTAINABILITY GOALS**



Targeted EPC – A



Target BREEAM
“Excellent”



Insulation throughout
the building will perform
20% better than current
building regulations



LED lights will be used for
the offices and external
lighting



15% rooflights to
production area for added
natural daylighting



Renewable energy air
source heat pumps for
heating and cooling the
offices and for the hot
water generation



225 Photovoltaic panels
on the roof to minimise
operational carbon



20% of the car parking
spaces will provide
for active electric
vehicle charging



Duct work installed for
100% passive future car,
van and lorry charging,
with suitable electricity
infrastructure

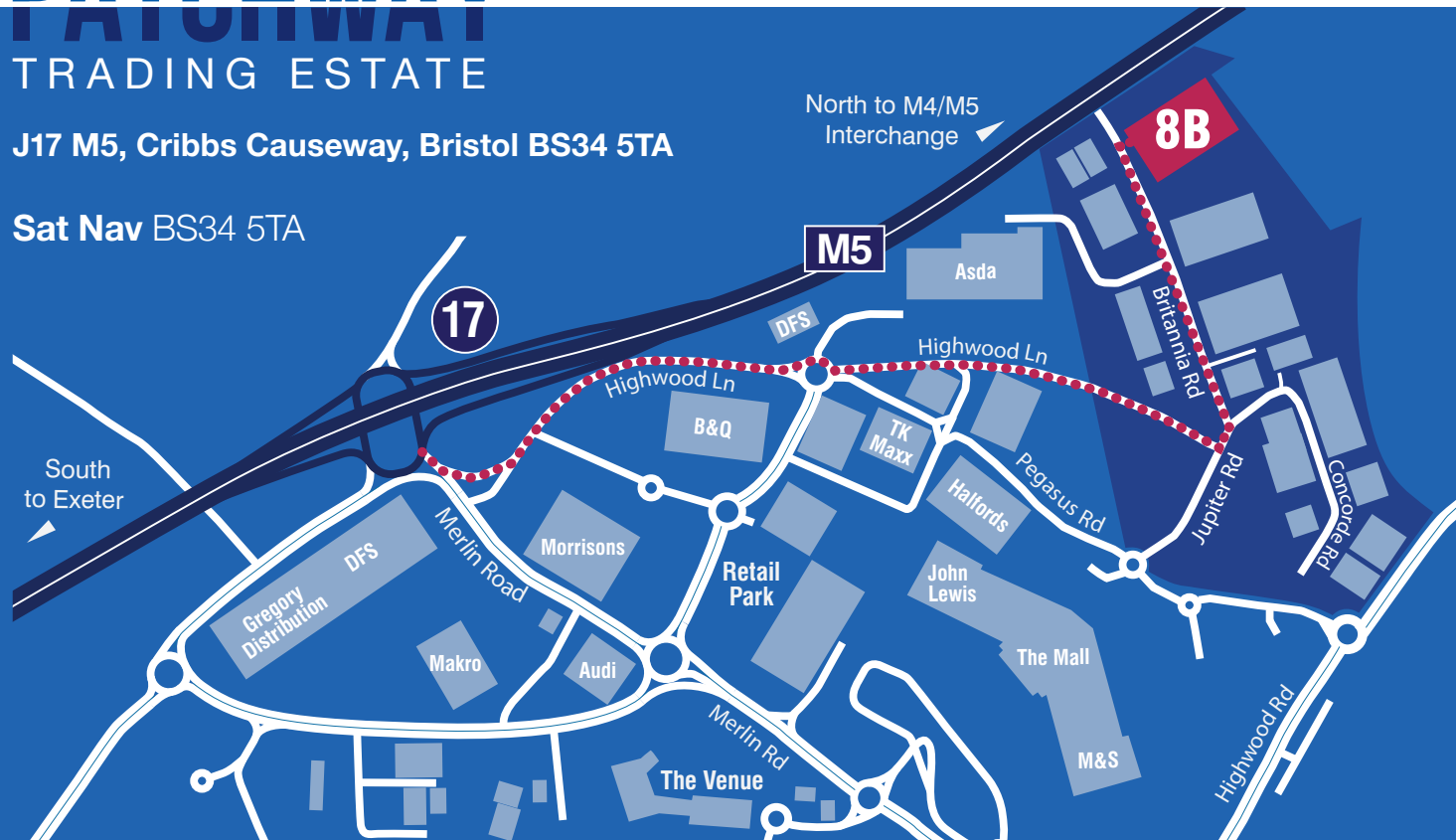


High thermal
performance glazing

DATCHWAY PATCHWAY TRADING ESTATE

J17 M5, Cribbs Causeway, Bristol BS34 5TA

Sat Nav BS34 5TA



Tenure

The unit will be available by way of a new Fully Repairing and Insuring lease, on terms to be agreed.

Legal costs

Each party is responsible for its own legal costs incurred.

Viewing

For further information, please contact the sole agents:



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WWW.PATCHWAY.ESTATE



Drive times Distances

	Drive times	Distances
Avonmouth	11 mins	6.0 miles
City Centre	17 mins	8.0 miles
Cardiff	49 mins	38 miles
Exeter	1 hr 26 mins	78 miles
Birmingham	1 hr 37 mins	82 miles
Heathrow	2 hrs	106 miles
London	2 hrs 30 mins	121 miles

* Source: www.theaa.com/route-planner

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