

THE NEXT EVOLUTION OF URBAN LOGISTICS

www.patchway.estate



PATCHWAY ONE

NEW HIGH PROFILE WAREHOUSE
IN THE SOUTH WEST'S BEST DISTRIBUTION LOCATION

Britannia Road, Patchway Trading Estate BS34 5TA

Up to 28,521 sq ft (2,650 sq m) on a site area of 0.63ha.

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:



PATCHWAY

TRADING ESTATE

PATCHWAY ONE KEY FEATURES



Up to 28,521 sq ft (2,650 sq m) GIA



Internal eaves heights of 11.5m



Approx. 35m yard depths



3 Level access doors



24 car parking spaces



50 kN/m2 power float floor loading slabs



5 Electric vehicle charging points



Double stacked cycle parking shelter 42 spaces



Automatic rising barrier to car park and Palladin fence and gates to all boundaries



24-hour unrestricted access



PATCHWAY ONE ACCOMMODATION

Warehouse	22,564 sq ft	2,096.3 sq m
Ground Floor Core	713 sq ft	66.2 sq m
First Floor Offices	2,651 sq ft	246.3 sq m
Second Floor Storage	2,593 sq ft	240.9 sq m
TOTAL GIA	28,521 SQ FT	2,649.7 SQ M

Measured on an approximate gross internal area basis

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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



BREEAM

☆☆☆☆☆

Targeted EPC – A
and Target BREEAM
“Excellent”



15% rooflights to
production area for added
natural daylighting



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



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



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



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



LED lights will be used for
the offices and external
lighting



15% Photovoltaic panels
on the roof to minimise
operational carbon

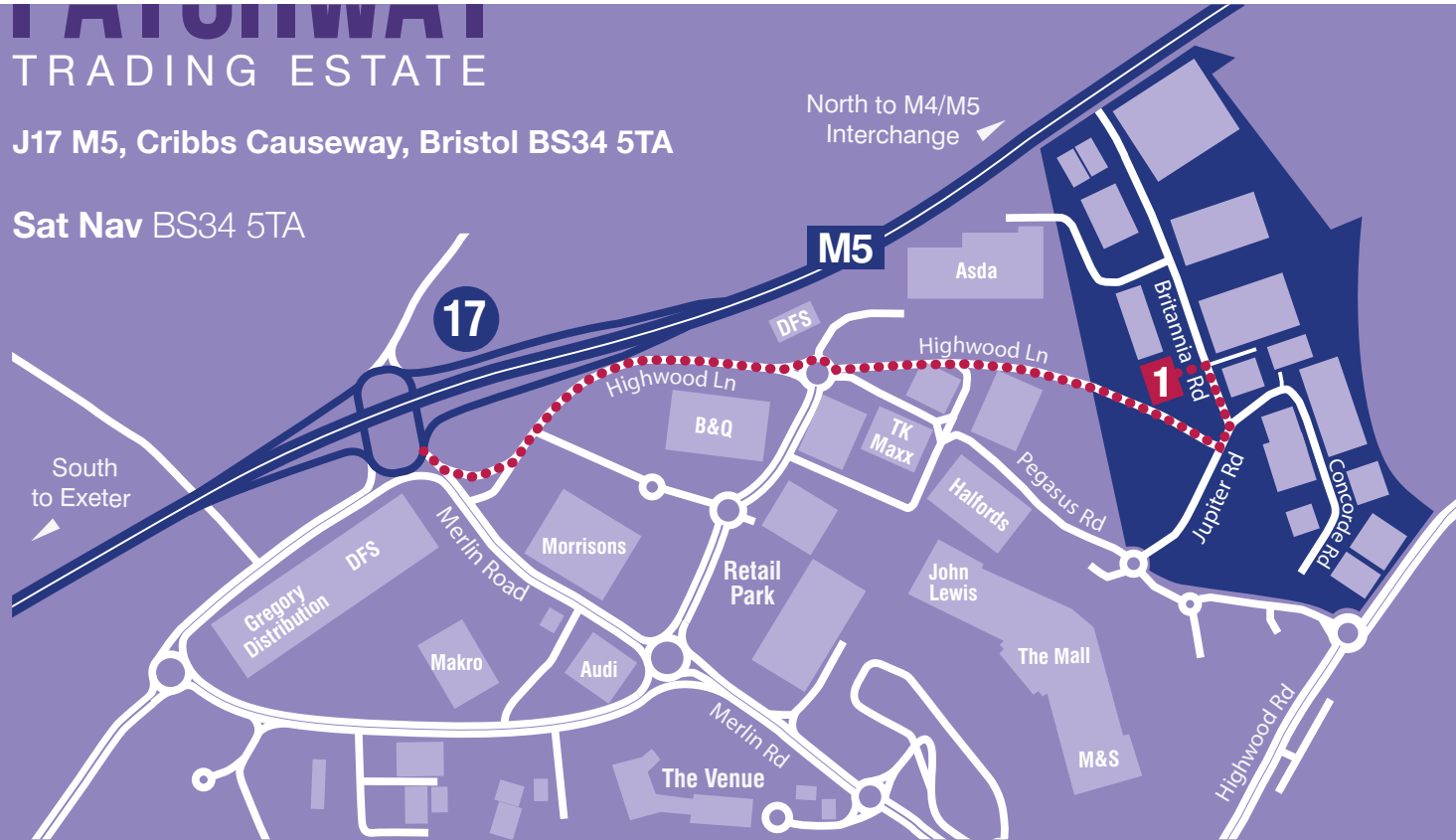


High thermal
performance glazing

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:



Russell Crofts

M: 07990 707 723

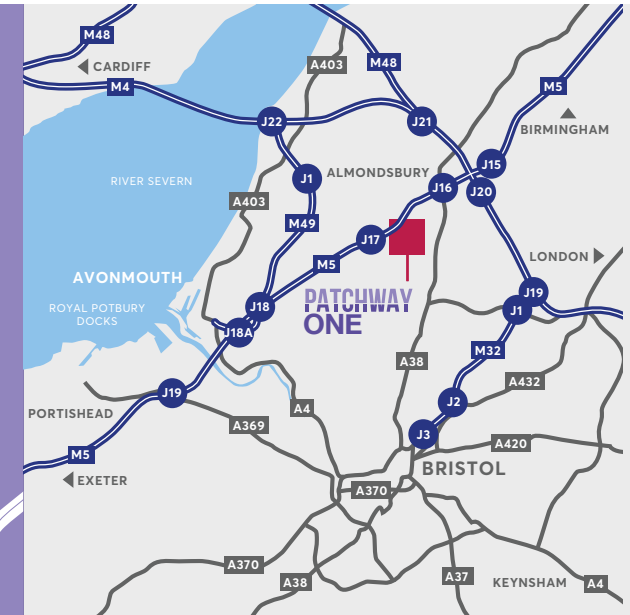
Russell.Crofts@knightfrank.com

Rhys Jones

M: 07810 599 710

Rhys.Jones@knightfrank.com

WWW.PATCHWAY.ESTATE



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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