



J1 M49 | AVONMOUTH | BRISTOL | BS10 7SD | UK
what3words /// mural.valuables.snuck

GRADE-A SPECULATIVELY BUILT UNIT · GRADE-A SPECULATIVELY BUILT UNIT ·
**AVAILABLE
NOW**

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



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 'A13' 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.



HIGH SPECIFICATION



17.2m
CLEAR
INTERNAL HEIGHT



50m
YARD
DEPTH



4
LEVEL
ACCESS
DOORS



26
DOCK
LEVELLERS



3 MVA
POWER
SUPPLY



PV
SOLAR
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



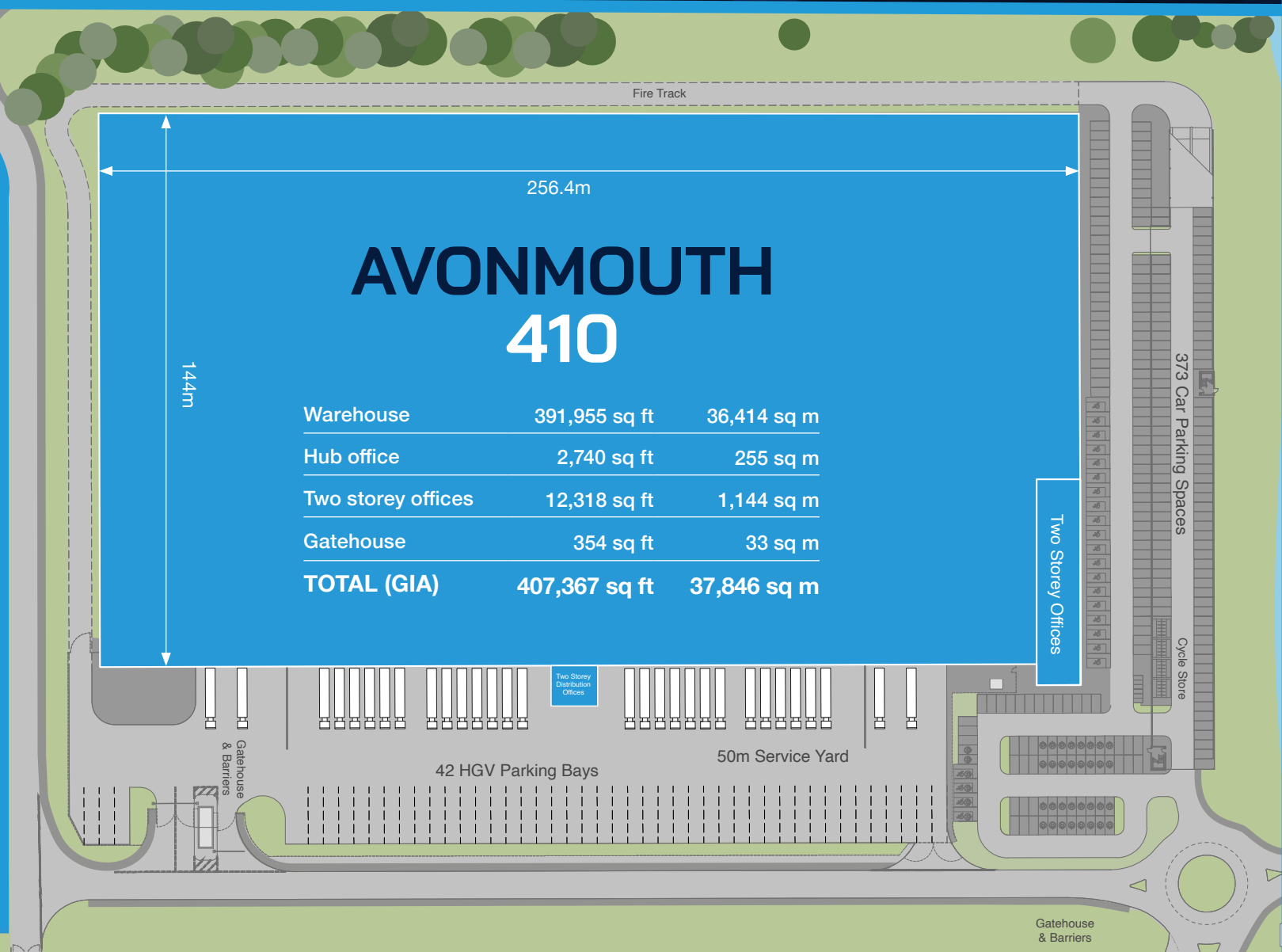
9 tonne
RACK LEG
LOADING



FM1
FLOORING



LED
LIGHTING





IMMEDIATELY AVAILABLE WAREHOUSE IN THE SOUTH WEST
AVONMOUTH 410
LARGEST



AVONMOUTH 410

AVONMOUTH 410

SUSTAINABILITY





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 development

BREEAM®

BREEAM ‘Excellent’

A 13

EPC rating of ‘A13’



LABOUR MARKET

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

Ready to work



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

Suitable skills and sectors



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



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
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



	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

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



GATEWAY TO LONDON & THE UK

J18 of the M5 and J1 of the M48 are within a short distance of Panattoni Park Avonmouth, with a new link road to J1 of the M49 due to open in 2026. Bristol is only a 21 minute drive from the site.

Located just over 2 hours from London, Panattoni Park Avonmouth is well positioned to directly serve the nation's capital.





PANATTONI PARK AVONMOUTH 410

For more information



Sophie Kettlewell
sophie.kettlewell@jll.com

Chris Yates
chris.yates@jll.com

Tom Watkins
tom.watkins@jll.com



Mark Webster
mark.webster@dtre.com

Jake Huntley
jake.huntley@dtre.com



Alex Van Den Bogerd
alex.vandenbogerd@colliers.com

Tim Harding
tim.harding@colliers.com

Len Rosso
len.rosso@colliers.com



James Polson
jpolson@lsh.co.uk

Tom Harker
tharker@lsh.co.uk

Akhtar Alibhai
aalibhai@lsh.co.uk