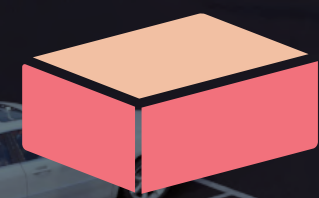




MATRIX586

A NEW SPECULATIVE LOGISTICS UNIT
586,288 SQ FT
DUE FOR COMPLETION Q1 2026



586,288 SQ FT



21m
haunch height



Q1 2026
Delivery



Up to
8 MVA

A DEVELOPMENT BY

EQUATION
PROPERTIES



MATRIX 49

Lanson Roberts Road
Severn Beach
Bristol
BS35 4BR

MATRIX235

MATRIXAPEX

MATRIX586

MATRIX49
BRISTOL

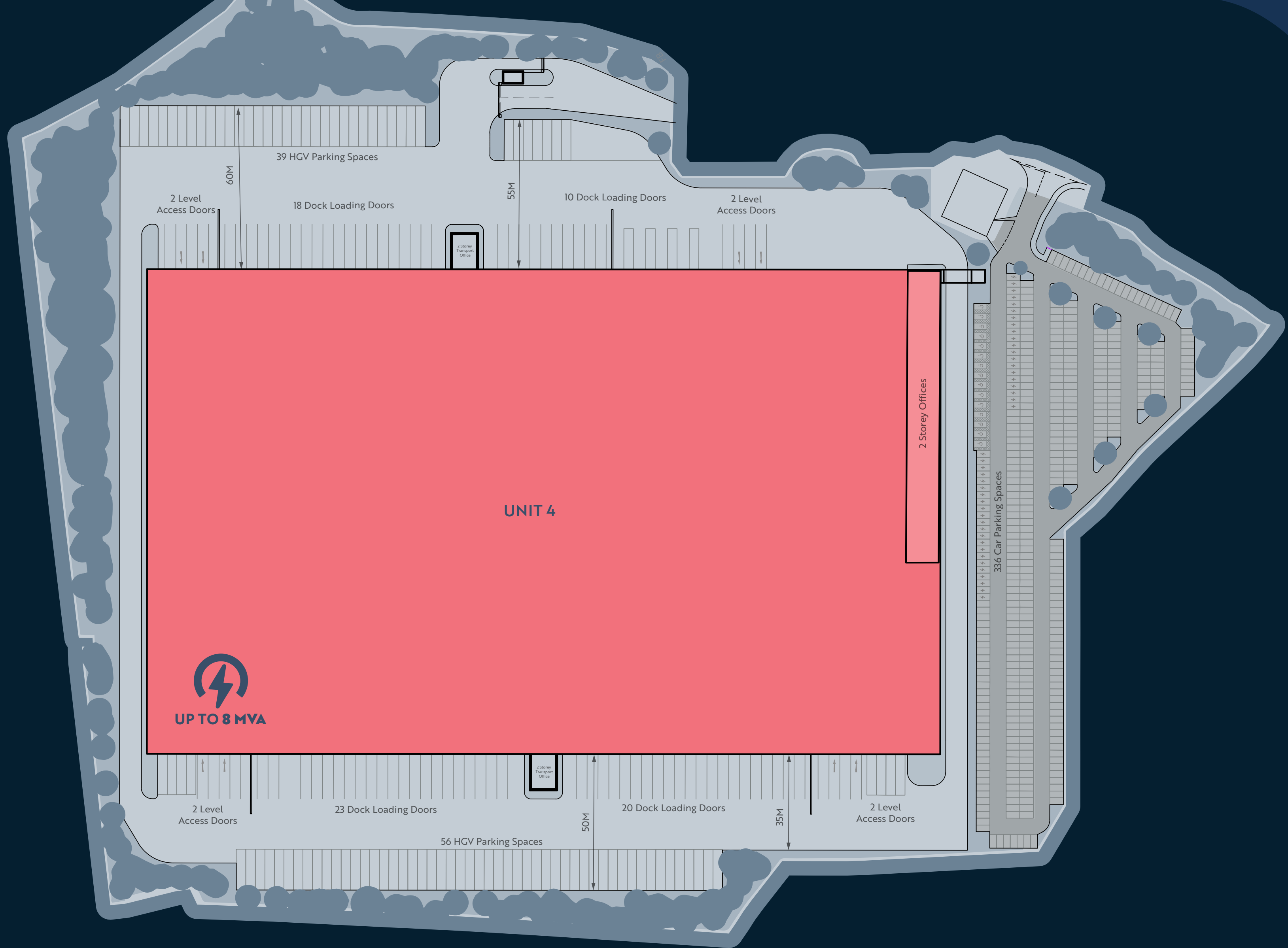
UNDER OFFER

UNDER OFFER
MATRIX APEX
UP TO
320,000 SQ FT
10 MONTH CONSTRUCTION
PROGRAMME

MATRIX 235
235,235 SQ FT
UNDER CONSTRUCTION
– PC Q3 2025

MATRIX 586
586,228 SQ FT
UNDER CONSTRUCTION
– PC Q1 2026

Matrix 49 is a new industrial/distribution development located in Avonmouth, Bristol. The site, which extends to 65 acres, offers a variety of unit sizes ranging up to 586,228 SQ FT within three separate phases and totalling over 1.1m. Matrix 49 is an exemplary development for a diverse range of businesses searching to optimise their distribution network In western England to the rest of the UK.



ACCOMMODATION

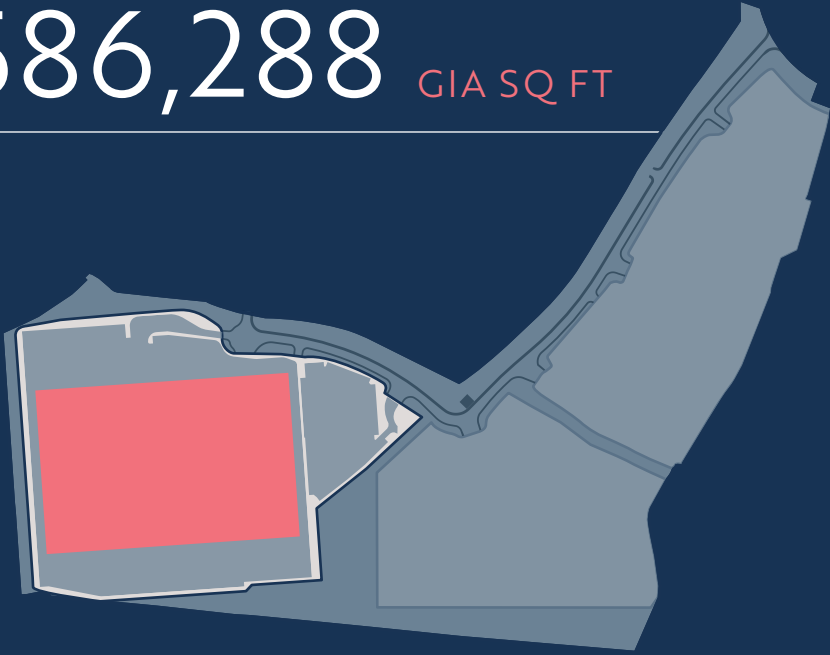


| UNIT 4 | SQ FT |
|------------------------------|---------|
| WAREHOUSE AREA | 549,799 |
| OFFICE (INCL. GF CORE) | 30,762 |
| TRANSPORT OFFICE | 5,365 |
| GATEHOUSE | 300 |
| TOTAL AREA (GIA) | 586,228 |
| SUBJECT TO FINAL MEASUREMENT | |

| | |
|----------------------|-----|
| LOADING DOCKS | 71 |
| LEVEL ACCESS DOORS | 8 |
| HGV PARKING (15% EV) | 95 |
| CAR PARKING SPACES | 336 |

DUE FOR COMPLETION Q1 2026

586,288 GIA SQ FT



WAREHOUSE

50 kN/m2 Floor Loading

EPC A Rating

BREEAM 'Excellent' Rating

15% Roof Lights to Warehouse

Up to 8 MVA

SUBJECT TO FINAL MEASUREMENT

EXTERNAL

21m Haunch Height

EV Parking Bays

Secured Independent Gate

Perimeter Paladin Estate Fencing

OFFICES

LED Lighting with Smart Control

Grade A Open Plan Office

VRF Heating and Comfort Cooling

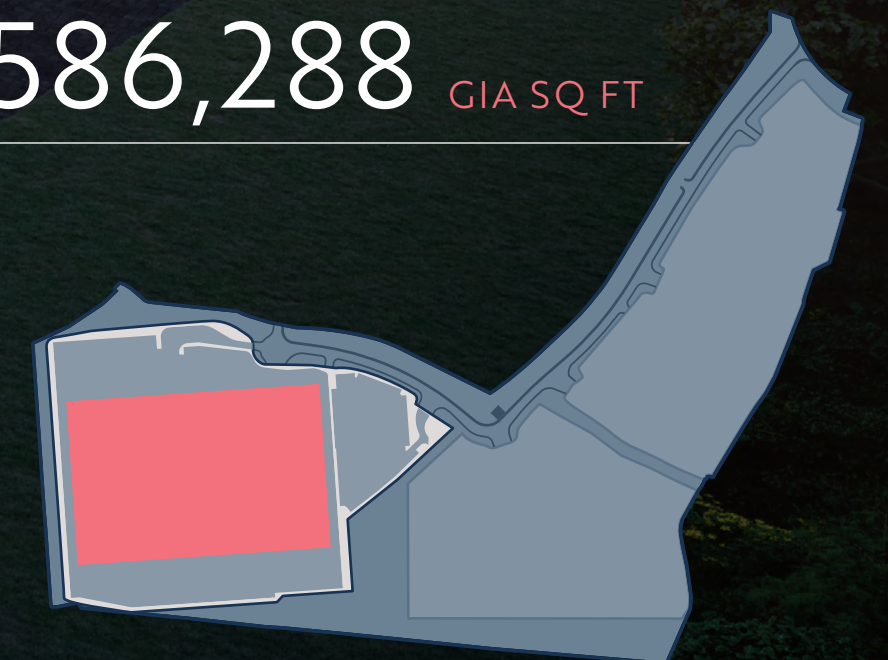
Double Height Glazed HQ Reception

ACCOMMODATION



DUE FOR COMPLETION Q1 2026

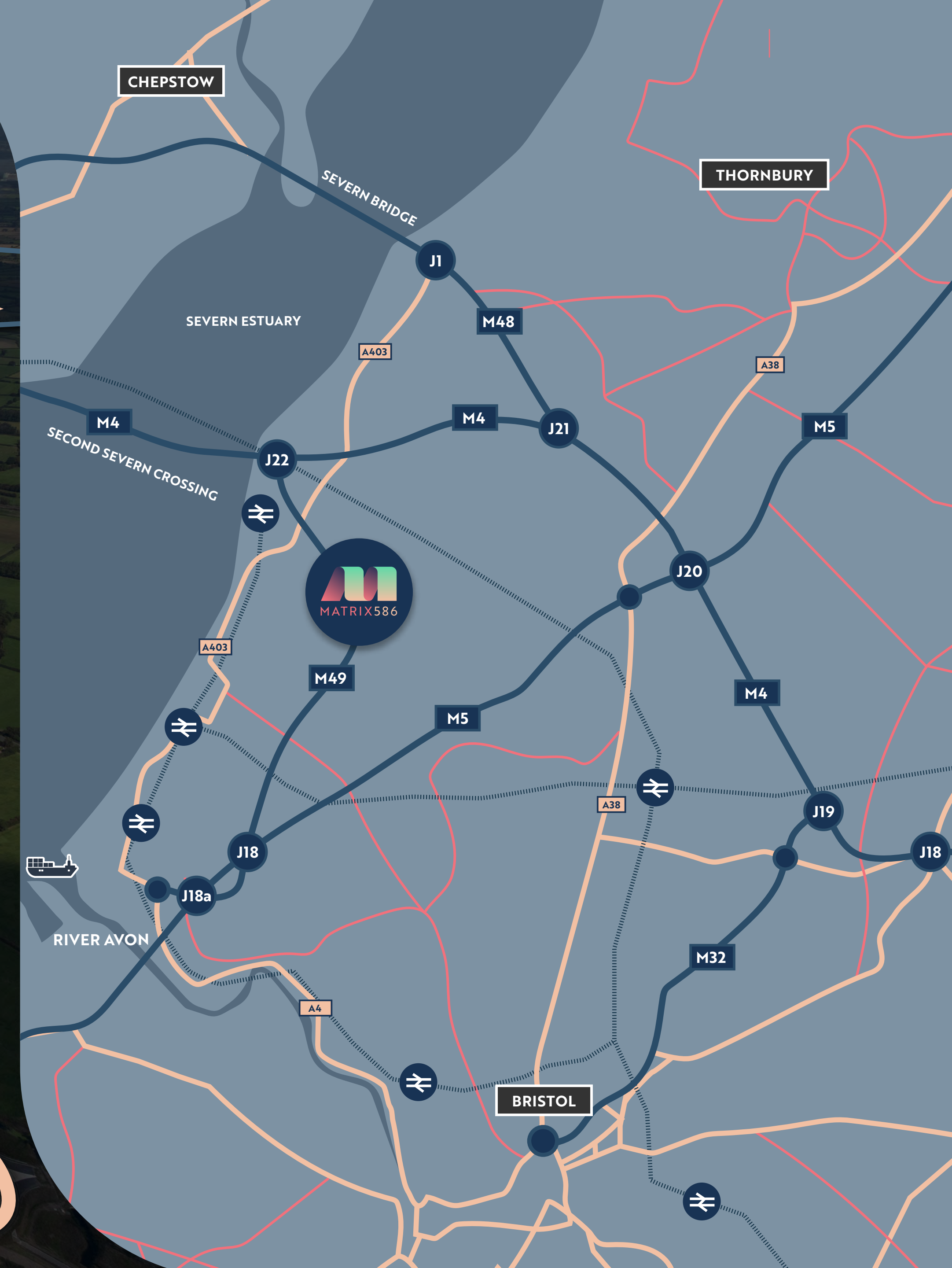
586,288 GIA SQ FT



SUBJECT TO FINAL MEASUREMENT

LOCATION

The map illustrates the strategic location of the Matrix586 development. It is situated near the M49 motorway, which connects to the A403 road and the M48 motorway. The development is located south of the M49, near the J22 junction. The map also shows the M4 motorway and the J1 junction. Key directions indicated are Cardiff, London, Bristol, Midlands, and South West. The development site is outlined in orange and contains several large industrial buildings, one of which is highlighted in yellow. A Tesco store is visible to the right of the site. The Matrix586 logo is also present.



SUSTAINABILITY FEATURES

BREEAM UK NEW CONSTRUCTION 2018 (SHELL & CORE)



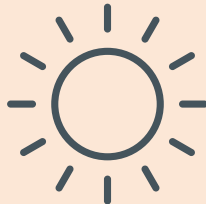
'Excellent' Rating

ENERGY PERFORMANCE CERTIFICATE



A Rating for excellent energy performance.

NATURAL LIGHT*



Optimised use of natural light with 15% roof lights and excellent office visibility.

RENEWABLE TECHNOLOGIES



Solar PVs and air source heat pumps provide reduced energy consumption and CO2 emissions.

RESPONSIBLE SOURCING



Assured construction materials with low environmental, economic and social impact.

ELECTRIC VEHICLE CHARGING



20% charging points provided with provision for to future-proof occupier fleet requirements.

WATER REGULATION TECHNOLOGIES



Efficient sanitary-ware with low flow rates to reduce water consumption.

SUSTAINABLE MATERIALS



Reduce energy consumption and environmental impact over the life cycle of the building.

BICYCLE SPACES



Ample spaces in covered shelters encourages environmental travel.

ENHANCED CLADDING



Delivering superior energy performance to reduce running costs.

ENERGY METERING TECHNOLOGY



Allows occupiers to pro-actively manage their energy consumption.

LED LIGHTING



Enables 75% less energy consumption and 25 times more durability than incandescent lighting.

*SUBJECT TO SPECIFICATION

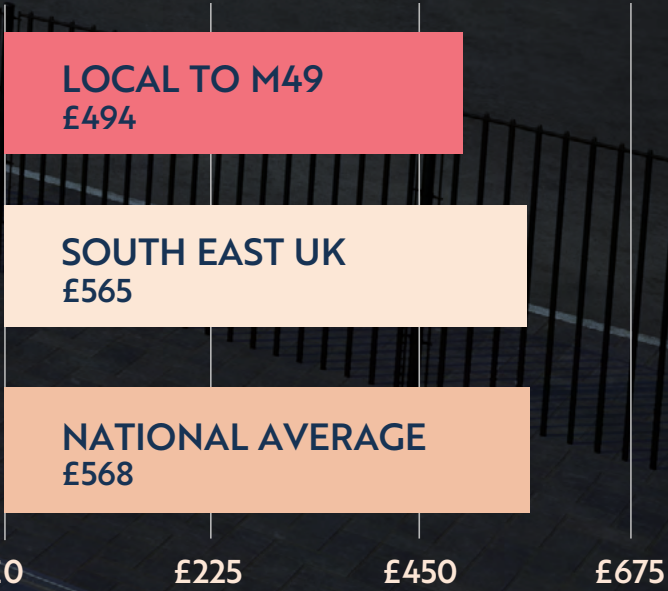
DEMOGRAPHICS*



SKILLED

Matrix 49 benefits from a large working age population of 693,871 within a 30-min drive and 1,524,417 within a 45-min drive. Of which, 31% are already employed within Transport & Storage roles. Weekly wages for this group are lower than national and regional averages. 35,827 people are unemployed within a 45-min drive which illustrates an immediately available labour supply.

WEEKLY EMPLOYEE WAGE



SOURCE: CACI/ONS

FOR FURTHER INFORMATION PLEASE
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A DEVELOPMENT BY



BentallGreenOak is a global real estate investment manager operating throughout Europe, the United States, Canada and Asia. In Europe, BentallGreenOak is a highly experienced logistics specialist, having acquired and developed 56 million sq ft of warehousing throughout Europe since 2015. The majority of this space being leased to leading institutional quality tenants such as Amazon, DHL, Lidl, Aldi and Sainsbury's.



Equation Properties is an established and experienced commercial property development company with the required skill and expertise to deliver industrial developments. With a proven track record in small, medium and large industrial / distribution schemes over many years, together with a team of professional consultants whom have worked on numerous projects, Equation Properties employ a dynamic approach to development.

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MATRIX49BRISTOL.CO.UK