



Central Park

WESTERN APPROACH|BRISTOL

Yes!

www.CentralParkBristol.co.uk

THE ABILITY TO DELIVER





Central Park

WESTERN APPROACH

Whatever your requirement - the answer is **Yes!**



Central Park is a 640 acre warehouse and distribution park development, strategically located within the region and designed to be the South West's largest distribution park, capable of accommodating units of over 1million sq ft



Central Park has the benefit of planning consents which enable immediate distribution development without the need for further detailed applications. In addition the site access road is in place, giving Central Park the ability to deliver new facilities without delay arising from further statutory approvals. This unique position allows for immediate delivery of buildings.



Greenfield Site? - Yes!

Whilst most of Avonmouth and Severnside has a long established heavy industrial history, Central Park provides uncontaminated development land.

Planning Consents? - Yes!

Central Park benefits from planning permissions granted in 1957 and 1958, which are valid for specific uses without the need for further applications - these uses include offices (B1a) storage & distribution (B8) and chemical factories (B2).

Serviced Plots? - Yes!

Infrastructure is in place with Phase One master planned to provide a range of serviced sites up to 129 acres. This will provide up to 1.6million sq ft of logistic accommodation in a range of building sizes to suit individual requirements. Phase Two will provide further sites of up to 112 acres capable of delivering units of over 1million sq ft with infrastructure to be in place by March 2011.

Capable Developer? - Yes!

Goodman is one of the world's largest owners and developers of industrial and logistics property. Goodman has £11bn of assets under management worldwide and has developed over 8m sq ft of logistics accommodation in the UK alone in the last 5 years for key occupiers including Constellation, Tesco, Amazon, DHL and Wincanton. www.goodman.com



Central Park

WESTERN APPROACH

OUR DOCKS ARE ONLY 2 MILES APART

The Docks of Avonmouth and Royal Portbury are located within 6 miles of Central Park and form the nearest main UK port in road miles to the Midlands conurbation. The Bristol Port Company's plans for the development of a £500m deep sea terminal at Avonmouth have been approved by the Government. This project will double the capacity of the Docks over the next ten years.

M5 and Bristol

M49

PHASE TWO

PHASE ONE

Join the success story at Western Approach which has been endorsed by such occupiers as Next, Royal Mail, Tesco, DSGI, GKN, Constellation and Warburtons.



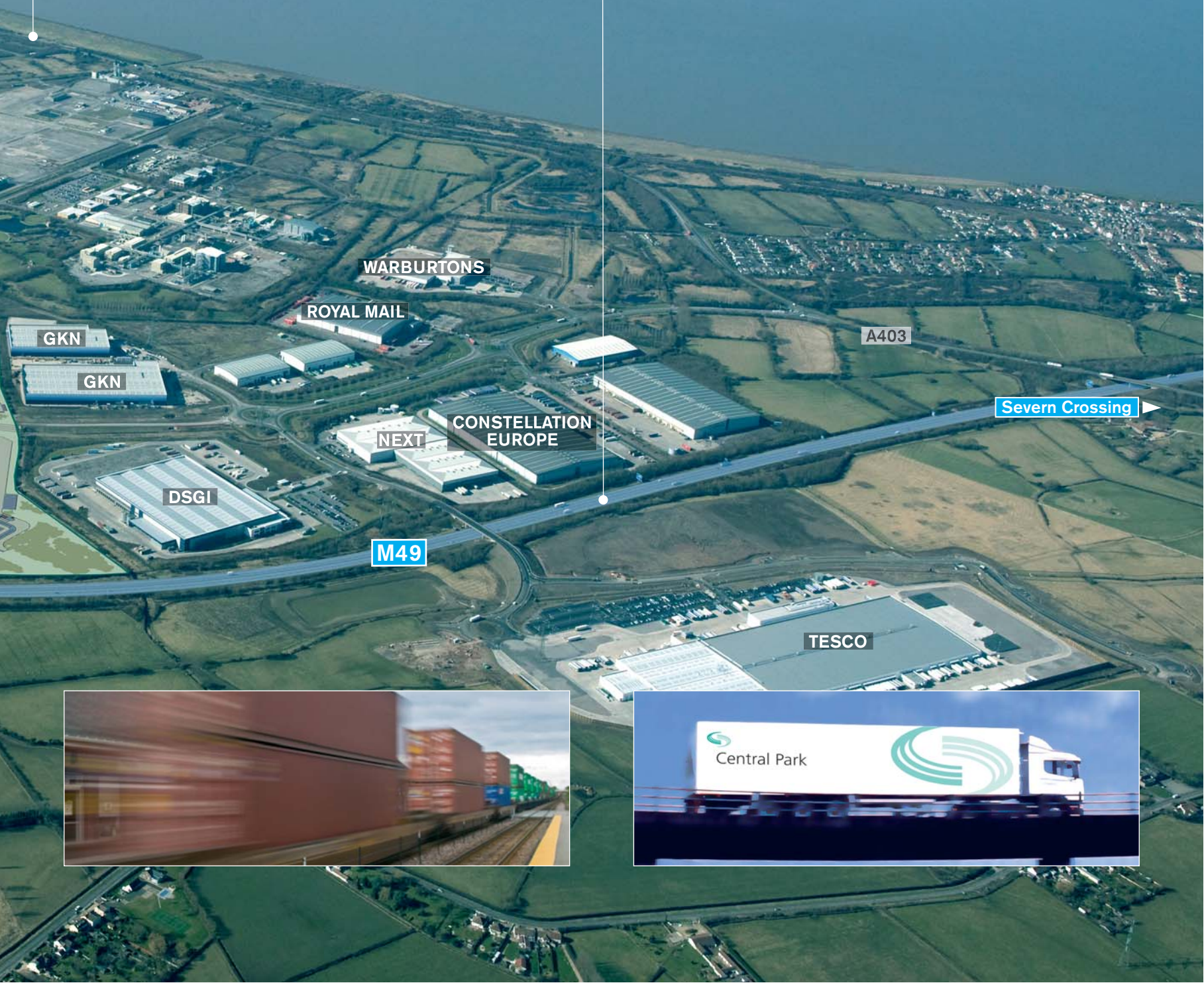
RAIL CONNECTIONS TO THE DOOR

Central Park benefits from existing rail connections and can accommodate the development of units with direct rail links. In addition there is an open access rail terminal at Bristol Port, Avonmouth with sea container handling facilities. In terms of passenger rail, Bristol is served by two intercity stations - Parkway and Temple Meads - with London reached in 1 hour 30 minutes.

MOTORWAY NET THAT WORKS

Located between the M48 (J1) and M5 (J18) motorways, Central Park offers unrestricted all route access to the motorway network. The scheme also offers plots with extensive frontage to the M49.

Access to the motorway network is north via the A403 Severn Road to Junction 1 of the M48 or south to Junction 18 of the M5 at Avonmouth.





Central Park

WESTERN APPROACH

This Masterplan is indicative only, to show how a variety of building sizes can be arranged. Bespoke design and build packages to suit individual requirements are available. Remember, the answer is - **Yes!**



PHASE TWO

UNIT 8

Warehouse	1,248,624 sq ft	(116,000 sq m)
Offices (2 storey)	62,431 sq ft	(5,800 sq m)
Gatehouse	300 sq ft	(28 sq m)
Total	1,311,355 sq ft	(121,828 sq m)

Plot Area 63.31 acres (25.62 ha)

UNIT 7

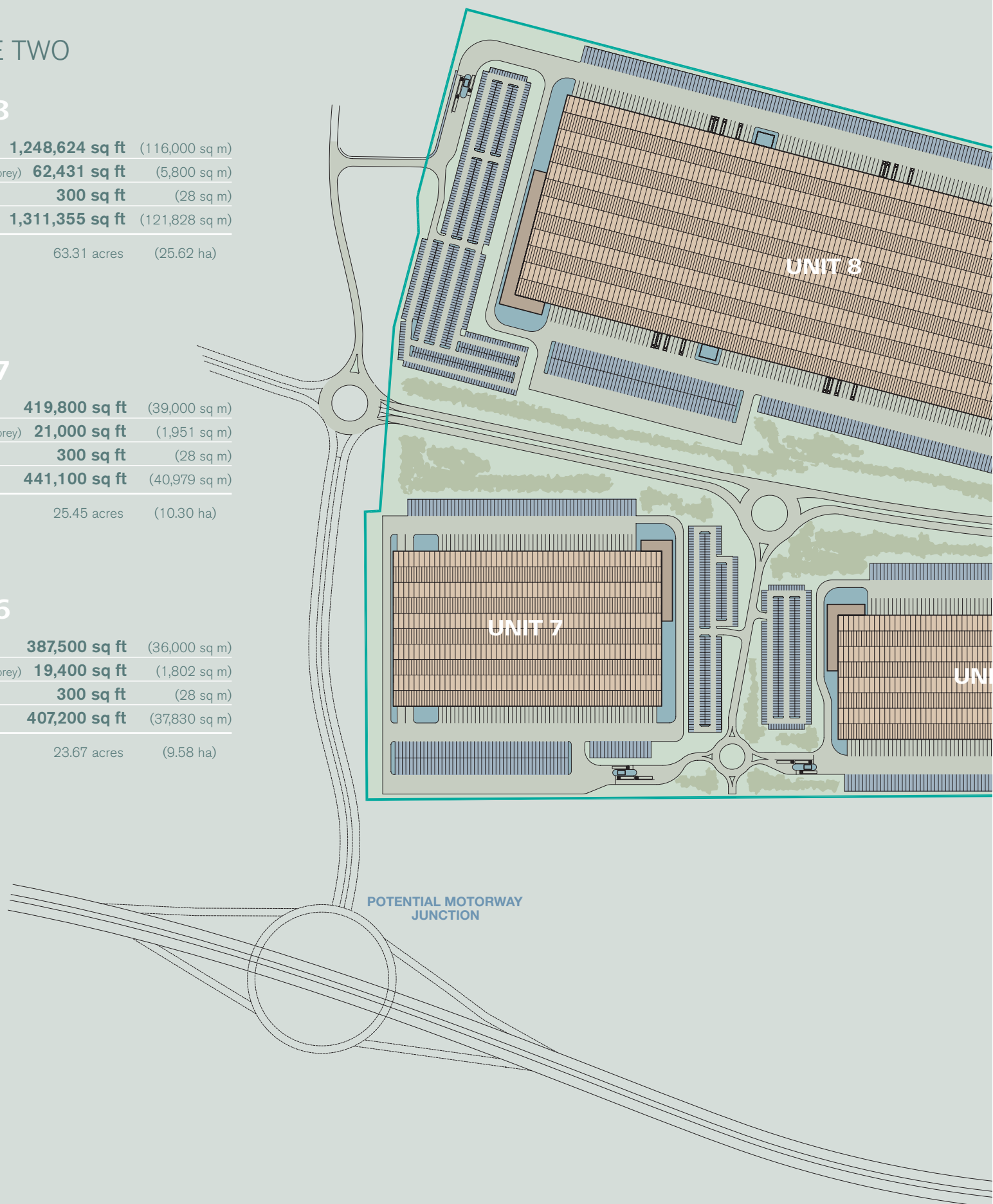
Warehouse	419,800 sq ft	(39,000 sq m)
Offices (2 storey)	21,000 sq ft	(1,951 sq m)
Gatehouse	300 sq ft	(28 sq m)
Total	441,100 sq ft	(40,979 sq m)

Plot Area 25.45 acres (10.30 ha)

UNIT 6

Warehouse	387,500 sq ft	(36,000 sq m)
Offices (2 storey)	19,400 sq ft	(1,802 sq m)
Gatehouse	300 sq ft	(28 sq m)
Total	407,200 sq ft	(37,830 sq m)

Plot Area 23.67 acres (9.58 ha)





PHASE ONE

UNIT 5

Warehouse	500,400 sq ft	(46,489 sq m)
Offices (2 storey)	25,000 sq ft	(2,323 sq m)
Gatehouse	300 sq ft	(28 sq m)
Total	525,700 sq ft	(48,840 sq m)
Plot Area	34.55 acres	(13.98 ha)

UNIT 4

Warehouse	378,000 sq ft	(35,117 sq m)
Offices (2 storey)	18,900 sq ft	(1,756 sq m)
Gatehouse	300 sq ft	(28 sq m)
Total	397,200 sq ft	(36,901 sq m)
Plot Area	22.66 acres	(9.17 ha)

UNIT 3

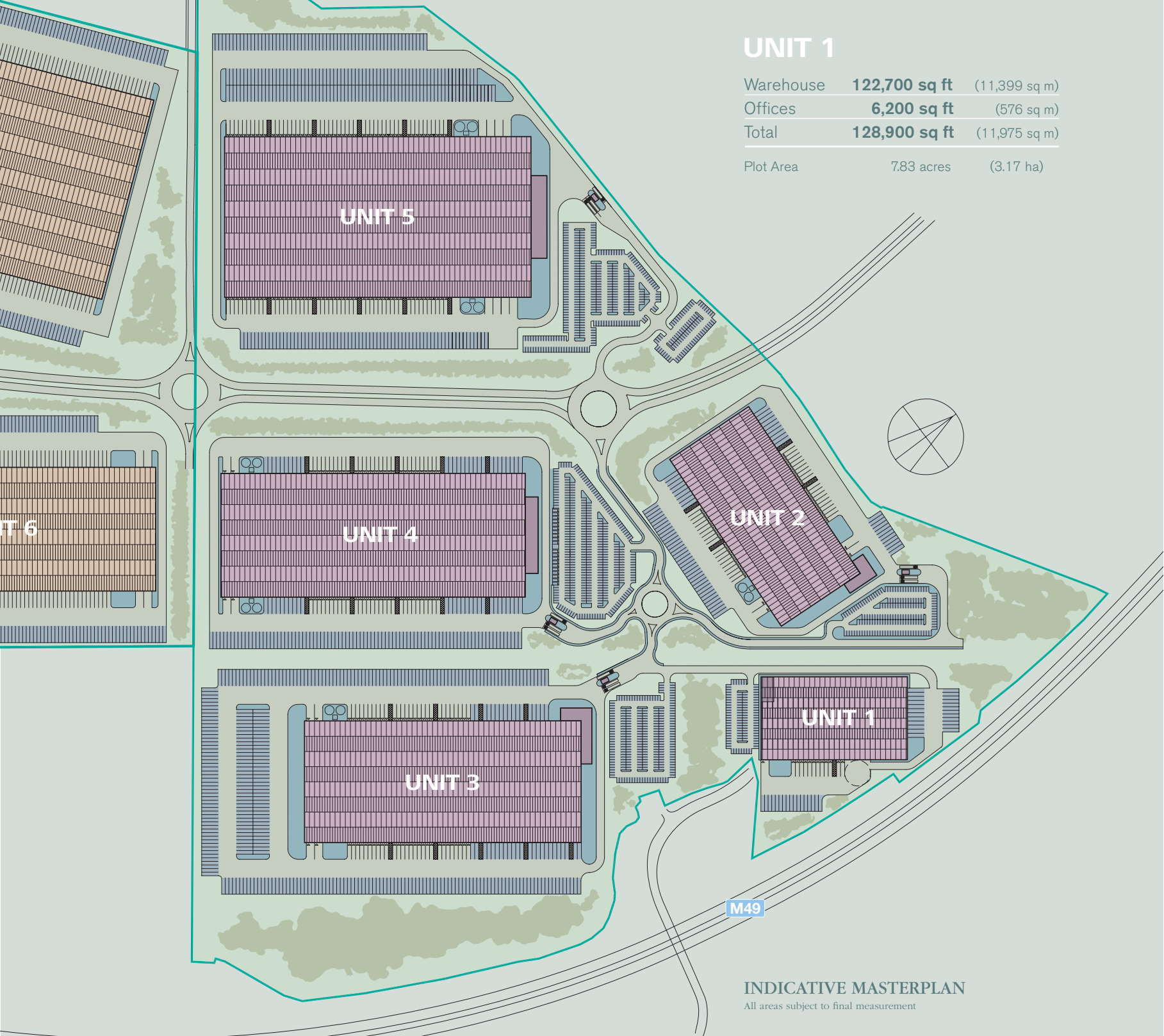
Warehouse	341,700 sq ft	(31,745 sq m)
Offices (2 storey)	17,100 sq ft	(1,589 sq m)
Gatehouse	300 sq ft	(28 sq m)
Total	359,100 sq ft	(33,362 sq m)
Plot Area	25.48 acres	(10.31 ha)

UNIT 2

Warehouse	193,100 sq ft	(17,940 sq m)
Offices (2 storey)	9,700 sq ft	(901 sq m)
Gatehouse	300 sq ft	(28 sq m)
Total	203,100 sq ft	(18,869 sq m)
Plot Area	14.08 acres	(5.70 ha)

UNIT 1

Warehouse	122,700 sq ft	(11,399 sq m)
Offices	6,200 sq ft	(576 sq m)
Total	128,900 sq ft	(11,975 sq m)
Plot Area	7.83 acres	(3.17 ha)



INDICATIVE MASTERPLAN
All areas subject to final measurement



Central Park

WESTERN APPROACH

Bristol and South West

Bristol is the economic hub of the south west region with excellent labour availability, education resources, and connectivity. Outside of London, the West of England has the largest proportion of highly qualified workers in the UK and can draw on a wide labour pool including South Wales. As a place to live and work, it is unrivalled.

SatNav: BS35 4GG

M48 - J1	4.5 miles
M5 - J18	6.5 miles
Avonmouth Docks	6 miles
Bristol Parkway	8 miles
Royal Portbury Dock	9 miles
Bristol Int Airport	19 miles
Cardiff	37 miles
Exeter	81 miles
Birmingham	88 miles
Southampton	107 miles
Heathrow	108 miles
London	125 miles
Manchester	175 miles

Milage distances (from BS35 4GG) - Source: Google Maps



Terms

Design & Build packages are available on either a freehold or leasehold basis. Please contact the agents to discuss your specific requirements.

A development by

SEVERNSIDE
DISTRIBUTION
LAND LIMITED

in association with



Charles Binks/Russell Crofts



Paul Hobbs/Nick Collins



www.CentralParkBristol.co.uk

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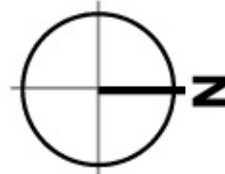


10m
SCALE 1:2000
Proposed Masterplan
Scale 1:2000

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notes :

1. If this drawing has been received electronically it is the recipient's responsibility to print the document to the correct scale.
2. All dimensions are in millimetres unless stated otherwise. It is recommended that information is not scaled off this drawing.
3. This drawing should be read in conjunction with all other relevant drawings and specifications.



Schedule of Areas:

PHASE 1

UNIT 1

Warehouse	: 11,399m ²	122,700 ft ²
Office	: 576m ²	6,200 ft ²
Total (GIA)	: 11,975m²	128,900 ft²
Plot Boundary	: 7.53acres	3.17 Ha

UNIT 2

Warehouse	: 17,940m ²	193,100 ft ²
Office (2 Storeys)	: 901m ²	9,700 ft ²
Gatehouse	: 28m ²	300 ft ²
Total (GIA)	: 18,669m²	203,100 ft²
Plot Boundary	: 14.08acres	5.70 Ha

UNIT 3

Warehouse	: 31,745m ²	341,700 ft ²
Office (2 Storeys)	: 1,589m ²	17,100 ft ²
Gatehouse	: 28m ²	300 ft ²
Total (GIA)	: 33,362m²	359,100 ft²
Plot Boundary	: 25.48acres	10.31 Ha

UNIT 4

Warehouse	: 35,117m ²	378,000 ft ²
Office (2 Storeys)	: 1,756m ²	18,900 ft ²
Gatehouse	: 28m ²	300 ft ²
Total (GIA)	: 36,901m²	397,200 ft²
Plot Boundary	: 22.66acres	9.17 Ha

UNIT 5

Warehouse	: 46,489m ²	500,400 ft ²
Office (2 Storeys)	: 2,323m ²	25,000 ft ²
Gatehouse	: 28m ²	300 ft ²
Total (GIA)	: 48,839m²	525,700 ft²
Plot Boundary	: 34.55acres	13.98 Ha

SHARED ACCESS AND LANDSCAPE

	: 24.69acres	9.99 Ha
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PHASE 1 SITE AREA	: 129.29acres	52.32Ha
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PHASE 2

UNIT 6

Warehouse	: 36,000m ²	387,500 ft ²
Office (2 Storeys)	: 1,802m ²	19,400 ft ²
Gatehouse	: 28m ²	300 ft ²
Total (GIA)	: 37,830m²	407,200 ft²
Plot Boundary	: 23.67acres	9.58 Ha

UNIT 7

Warehouse	: 39,000m ²	419,800 ft ²
Office (2 Storeys)	: 1,951m ²	21,000 ft ²
Gatehouse	: 28m ²	300 ft ²
Total (GIA)	: 40,979m²	441,100 ft²
Plot Boundary	: 25.45acres	10.30 Ha

UNIT 8

Warehouse	: 116,000m ²	1,248,624 ft ²
Office (2 Storeys)	: 5,800m ²	62,431 ft ²
Gatehouse	: 28m ²	300 ft ²
Total (GIA)	: 121,828m²	1,311,357ft²
Plot Boundary	: 63.31acres	25.62 Ha

SHARED ACCESS AND LANDSCAPE

	: 16.61acres	6.72 Ha
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PHASE 2 SITE AREA	: 129.21acres	52.29Ha
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TOTAL PHASE 1 & 2 SITE AREA	: 258.50acres	104.61Ha
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rev	amendments	by	date
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Sherwood House
Sherwood Avenue
Nottingham
NG24 1QD

Client



Project **Sevenside Bristol**

Title **Proposed Masterplan Option K**

Drawing Status

Preliminary

Project Leader

DSU

Date Created

31.03.2010

Drawn By

SMG

Drawing Scale

1:2000

Initial Review

MJH

Drawing Number

16426 / A0 / SK034

Rev

-

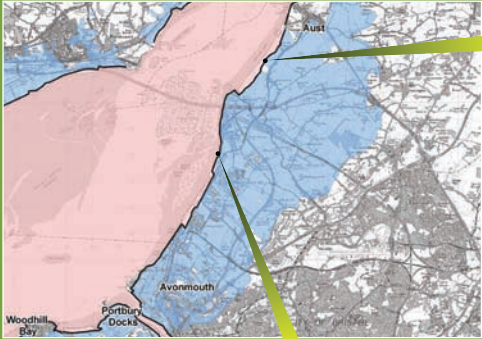
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Aust to Avonmouth

Existing Situation

Flood risk and climate change

- The tidal floodplain extends up to 5km inland. Existing defences provide a varying level of protection. The typical chance of flooding in the area is 1 in 100, but locally the risk can be 1 in 20.
- Around 3800 properties currently benefit from the existing defences. Important infrastructure currently protected includes a power station, a major sub-station, transmission lines, the M5, M4 and M48 motorways, Avonmouth Docks and petro-chemical industries.
- In the future, as sea levels and storminess increase, the level of flood risk will increase. Even if the existing defences were maintained at their current height, the risk of tidal flooding would increase to a 1 in 10 chance in any year by 2030. After 2060 there would be annual tidal flooding if defences are not improved.



Existing defences near Severn Beach and Avonmouth



- At Severn Beach there are wave walls and concrete surfacing.
- Further south the railway embankment and dock defences reduce flood risk.
- The chance of tidal flooding in the vicinity of the docks is a 1 in 20 chance in any year.

Existing defences near Aust



- Saltmarsh in front of the earth embankments near Aust provides protection from wave action and erosion.
- Together these provide protection against tidal flooding with a 1 in 100 chance in any year.

Environmental and heritage features

- The coastline lies within the Severn Estuary European Natura 2000 site.
- 29 Listed structures and two scheduled monuments (both located within Avonmouth Docks) are at risk with a 1 in 20 chance of tidal flooding in any year.

Key:

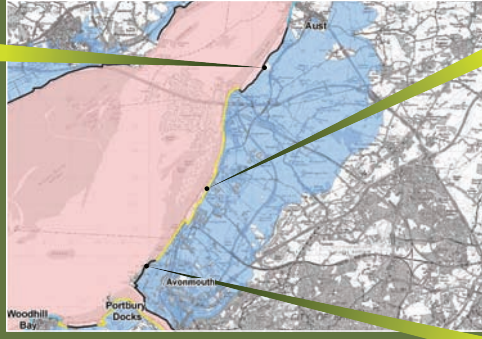
- Existing defences and shoreline
- Extreme flood extent in 2110 without defences
- Internationally important nature conservation sites

Our Proposals

Improvements to defences before 2030



- We expect the majority of flood defence improvements to be funded by new building developments under their planning obligations.
- The programme for improvement will be greatly influenced by business investment.
- Between the Severn Crossings we will undertake phased raising of the embankments by up to 1m to keep pace with climate change. This will ensure the chance of tidal flooding is retained at or less than 1 in 200 in any year.



Environmental and heritage issues

- The heritage features behind the defences will have a consistent standard of protection, with the likelihood of flooding in any given year being 1 in 200.
- Rising sea levels will result in loss of intertidal habitat within the Severn Estuary European Natura 2000 site.

Key:

- Proposed improvements before 2030
- Proposed improvements after 2030
- Extreme flood extent in 2110 without defences
- Internationally important nature conservation sites

Improvements to defences after 2060

- The railway line will provide an adequate defence until 2060. If the railway has not been raised before that date, we will construct a secondary defence line behind the railway. This will ensure the chance of tidal flooding to buildings is maintained at or less than 1 in 200 in any year.
- At Severn Beach, drainage improvements may be required to cope with any increased wave over-topping.

Improvements around Avonmouth Docks

Improved defences within the port could be located along the dock frontage or further inland. The proposed port extension could have a positive impact on flood risk. But we will still need to raise the embankments in a phased manner to keep pace with climate change. This will ensure that the chance of tidal flooding to homes is less than 1 in 200 in any year. This will protect around 3800 properties, and the important infrastructure present within the floodplain.

Key

Study Area

Bristol Port and Related Uses (235.4 ha)

Mixed B1/B2/B8/Sui Generis Developments (518.6 ha)

Open Storage (41.9 ha)

Infrastructure Sites

Schedule of land uses

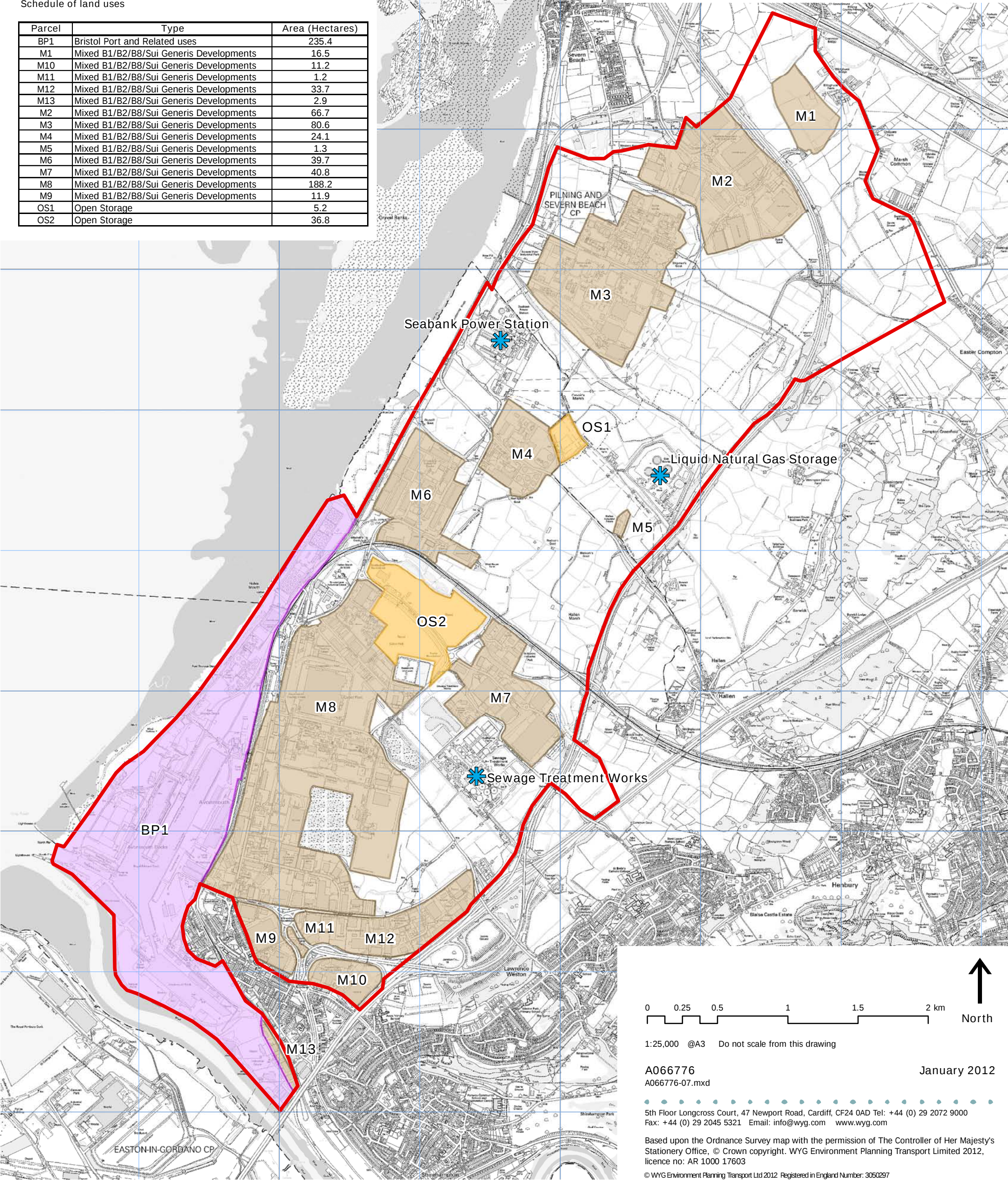
Parcel	Type	Area (Hectares)
BP1	Bristol Port and Related uses	235.4
M1	Mixed B1/B2/B8/Sui Generis Developments	16.5
M10	Mixed B1/B2/B8/Sui Generis Developments	11.2
M11	Mixed B1/B2/B8/Sui Generis Developments	1.2
M12	Mixed B1/B2/B8/Sui Generis Developments	33.7
M13	Mixed B1/B2/B8/Sui Generis Developments	2.9
M2	Mixed B1/B2/B8/Sui Generis Developments	66.7
M3	Mixed B1/B2/B8/Sui Generis Developments	80.6
M4	Mixed B1/B2/B8/Sui Generis Developments	24.1
M5	Mixed B1/B2/B8/Sui Generis Developments	1.3
M6	Mixed B1/B2/B8/Sui Generis Developments	39.7
M7	Mixed B1/B2/B8/Sui Generis Developments	40.8
M8	Mixed B1/B2/B8/Sui Generis Developments	188.2
M9	Mixed B1/B2/B8/Sui Generis Developments	11.9
OS1	Open Storage	5.2
OS2	Open Storage	36.8

Bristol City and
South Gloucestershire Councils

Avonmouth and Severnside Study

Infrastructure &
Developed Land

07



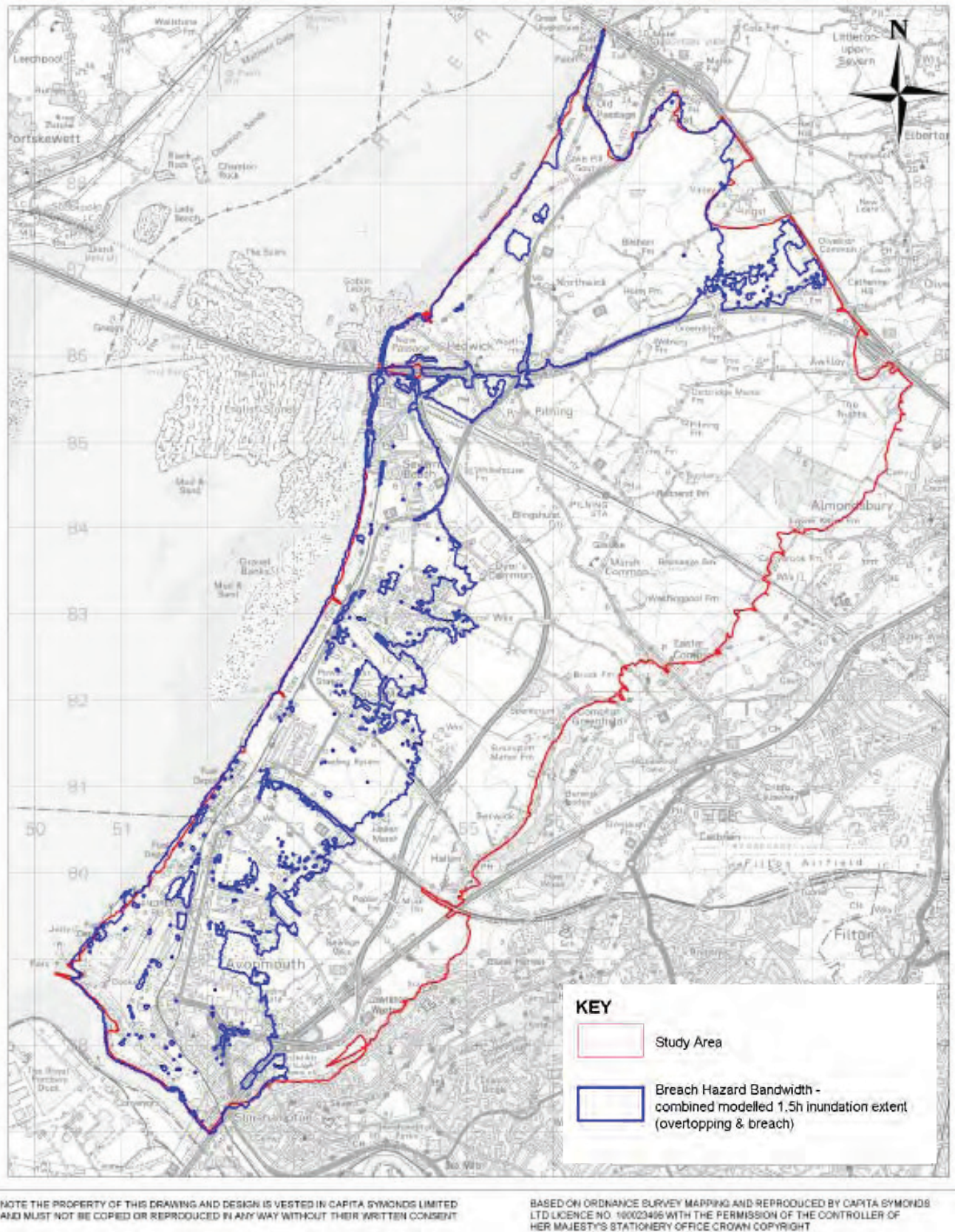


Figure 7.6 – Breach Hazard Bandwidth (Figure 7.12 from Technical Report)

Key

- Study Area
- Redevelopment of previously developed land (39.6 ha)
- Development of greenfield land (120 ha)

Schedule of redevelopment of previously developed land

Parcel	Area (Hectares)
1P	0.6
2P	0.7
3P	0.8
4P	1.9
5P	0.6
6P	0.8
7P	0.7
8P	2.3
9P	4.3
10P	18.4
11P	8.6

Schedule of development of Greenfield Land

Parcel	Area (Hectares)
1G	0.4
2G	0.6
3G	3.5
4G	9.8
5G	5.3
6G	6.9
7G	16.1
8G	5.2
9G	1.1
10G	1.7
11G	6.7
12G	0.9
13G	2.1
14G	1.1
15G	4.6
16G	3.3
17G	10.5
18G	6.7
19G	17.0
20G	10.5
21G	6.1

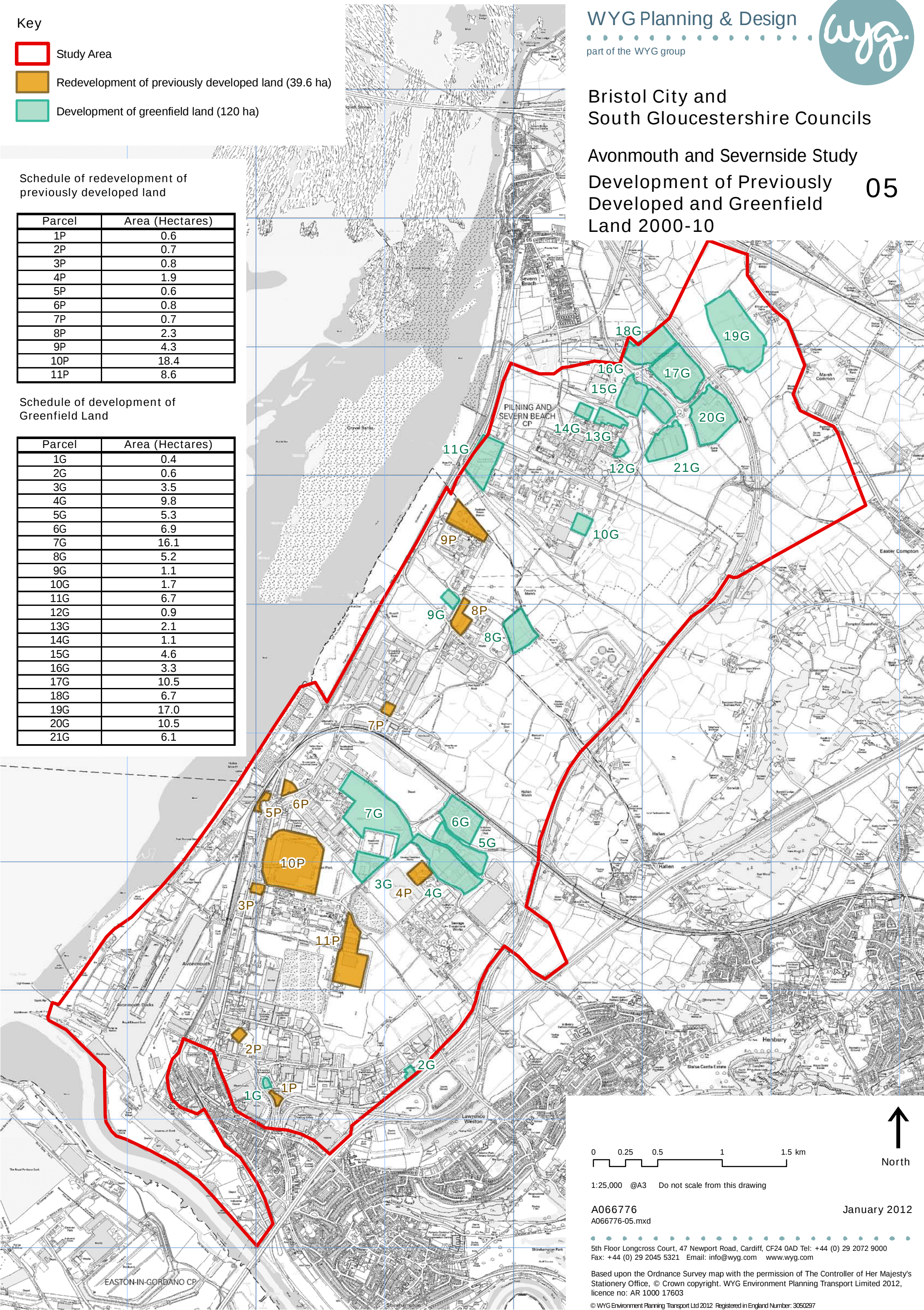


Bristol City and South Gloucestershire Councils

Avonmouth and Severnside Study

Development of Previously Developed and Greenfield Land 2000-10

05



0 0.25 0.5 1 1.5 km

1:25,000 @A3 Do not scale from this drawing

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A066776-05.mxd

January 2012

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