

axis-works.co.uk

Prime Industrial & Logistics Development
Planning Consent For 2 Million Sq Ft

AXIS WORKS

Axis Works, Central Park,
Bristol, **BS10 7ZE**

Why **Axis Works**



Why

Location Works

Axis Works occupies a prime national distribution location with direct access to the UK and global markets



Why

Scale Works

A rare opportunity to accommodate up to 2 million sq ft of buildings on a regular shaped site



Why

Flexibility Works

Bespoke build to suit opportunities to meet occupier requirements, or institutional logistics units up to 1 million sq ft



Why

Height Works

Ability to build up to 30m, to meet the increasing height requirements of modern logistics occupiers



Why

Power Works

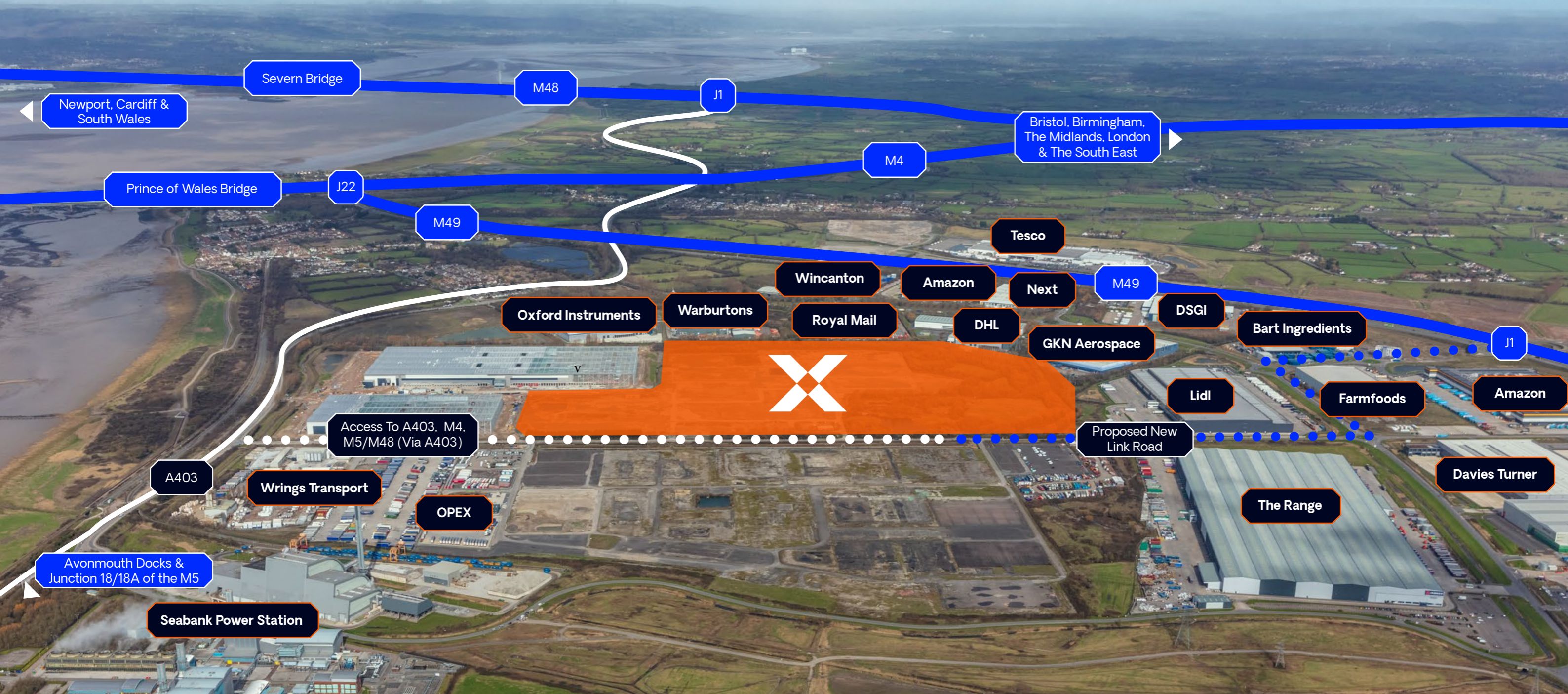
Up to 24 MVA power capacity, to fulfil the greater power demands of modern manufacturing, industrial and distribution occupiers

Location Works

Prime UK distribution location with direct access to the national motorway network and within 1/2 mile of the new J1 of the M49.

Three nearby railway stations within 4 miles to assist labour movement.

Avonmouth and Royal Portbury Docks are accessible within a 32 minute drive from Axis Works



Scale Works

Planning consent has been granted for 2 million sq ft of prime logistics, distribution and industrial accommodation.

Indicative scheme layout provided shows the following units.

| UNIT | SQ FT | SQ M |
|--------------|------------------|----------------|
| 1 | 1,027,776 | 95,483 |
| 2 | 272,735 | 25,338 |
| 3 | 286,369 | 26,605 |
| 4 | 347,914 | 32,322 |
| TOTAL | 1,934,794 | 179,748 |

The scheme has the ability to accommodate large height and power requirements.



UP TO 30M EAVES

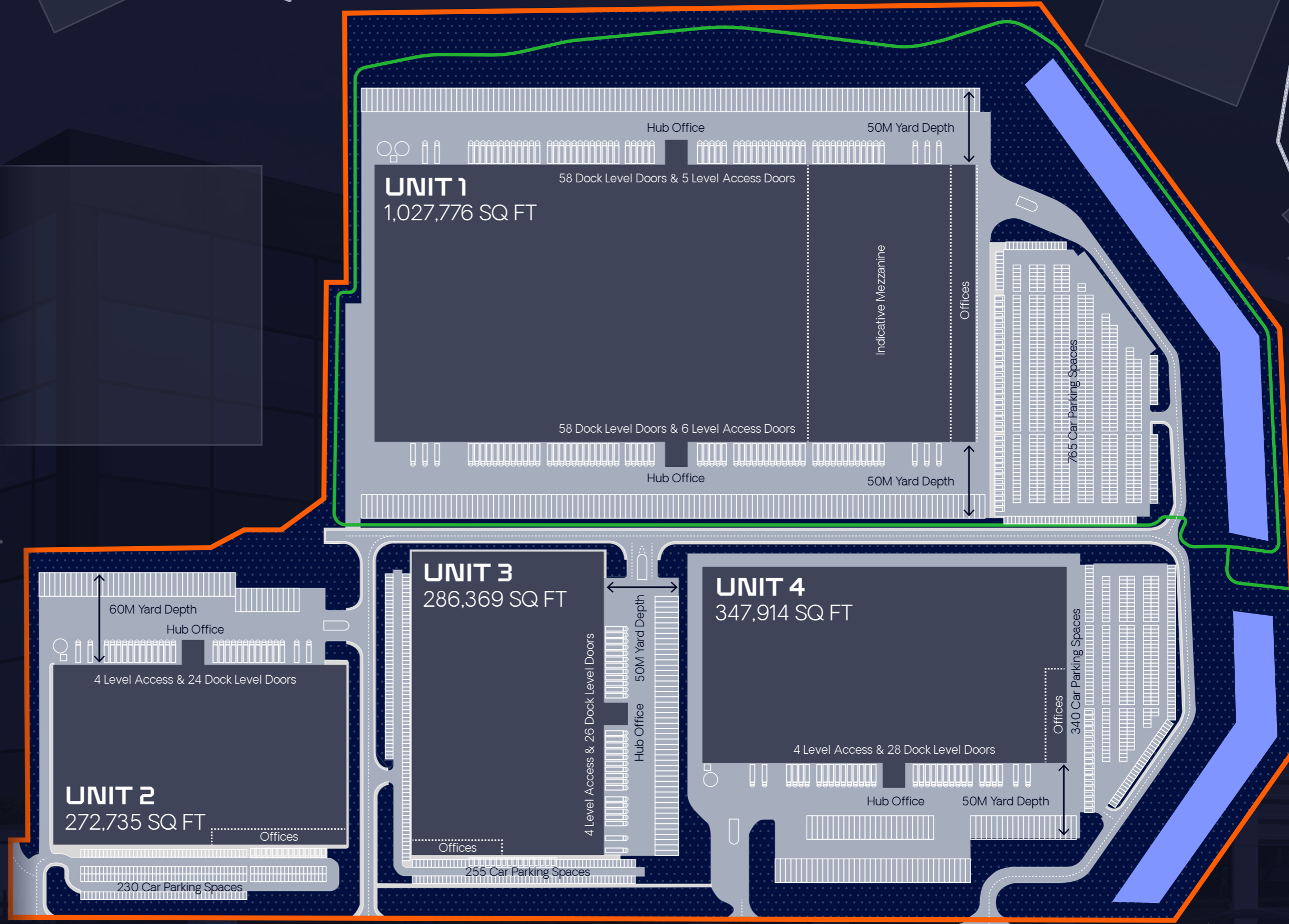


UP TO 24 MVA POWER CAPACITY



- ATTENUATION PONDS
- PROPOSED NATURE TRAIL
- SITE BOUNDARY

Computer Generated Image of indicative unit on the scheme



Central Avenue

Indicative Scheme Layout

Flexibility Works

The scheme offers flexibility, with the ability to accommodate bespoke build to suit opportunities to meet occupier requirements.

Indicative specification features are outlined below, however interested parties are encouraged to share their specific requirements, in order for their occupational needs to be satisfied.



B2 / B8
INDUSTRIAL USES



UP TO
30M EAVES



UP TO 24 MVA
POWER CAPACITY



1:10,000 SQ FT
LOADING DOORS



SECURE YARDS WITH
SECURITY HUTS



DEDICATED HGV
PARKING



GENEROUS CAR
PARKING



FITTED CAT A
OFFICES

Sustainability Works

Axis Works will be constructed with sustainability at the forefront of its design, targeting BREEAM Excellent and EPC A.

Offering market leading standards in ESG credentials and allowing any occupier to operate in an environmentally responsible and considerate way.



**ELECTRIC
VEHICLE (EV)
CHARGING POINTS**



**NET CARBON ZERO
IN CONSTRUCTION**



**USE OF RECYCLABLE
MATERIALS WITHIN
THE DEVELOPMENT**



**TARGETING
BREEAM EXCELLENT
AND EPC A**



**BICYCLE
SHELTERS**



**EXTENSIVE NATURAL
WAREHOUSE LIGHTING
WITH LED LIGHTING**



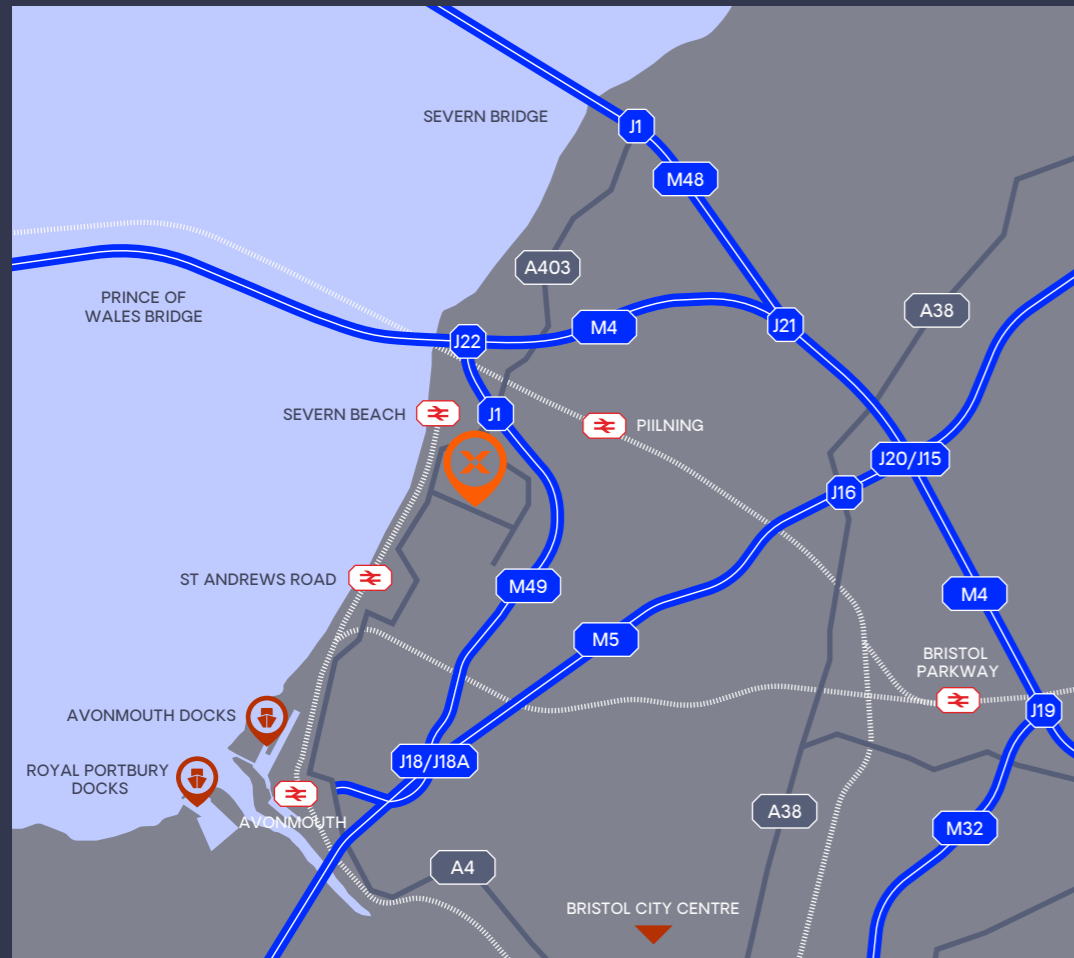
**ROOF-MOUNTED
SOLAR PHOTOVOLTAIC
(PV) SYSTEM**



**OUTDOOR GYMS,
BREAKOUT FACILITIES AND
ON-SITE NATURE TRAILS**

Connectivity Works

85% of the UK is within a 4.5 hour HGV drive time from Axis Works, and Bristol Port is the UK's most central deep-sea port, with 67% of the UK's population living within 250 km. This makes Axis Works one of the most well connected and accessible supply chain locations for logistics operators.



| Connections | Miles | Mins | Connections | Miles | Mins |
|-------------------------------|-------|------|-------------|-------|---------|
| M49 J1 | 0.5 | 1 | Cardiff | 35.5 | 45 |
| M48 J1 | 5.3 | 8 | Gloucester | 35.9 | 45 |
| Avonmouth Docks | 4.5 | 12 | Swindon | 46.5 | 50 |
| M5 J18/18A | 5.4 | 14 | Exeter | 78.0 | 1 hr 25 |
| Royal Portbury Docks | 7.6 | 16 | Birmingham | 89.8 | 1 hr 40 |
| Bristol City Centre | 9.0 | 24 | Southampton | 92.5 | 2 hrs |
| Bristol International Airport | 16.5 | 35 | London | 125.0 | 2 hr 10 |

*Distances and times using Google Maps.



West Works

Axis Works is situated in the West of England which has access to a strong and extensive workforce, with skills suited to manufacturing and logistics operations and lower than UK average wage rates.



85% of the UK within a 4.5 hour HGV journey



91.8% of the local population are qualified to NVQ1 and above



South West Labour rates are 4% lower than the national average



25 million people use the Severn Crossing a year



900,000 + people live within a 30 minute drive time



More than 20,000 people in the WECA area are actively seeking work

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A Development By

EDC | BUILDING
TODAY FOR
TOMORROW

STOFORD

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