

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 a single 1 million sq ft building 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

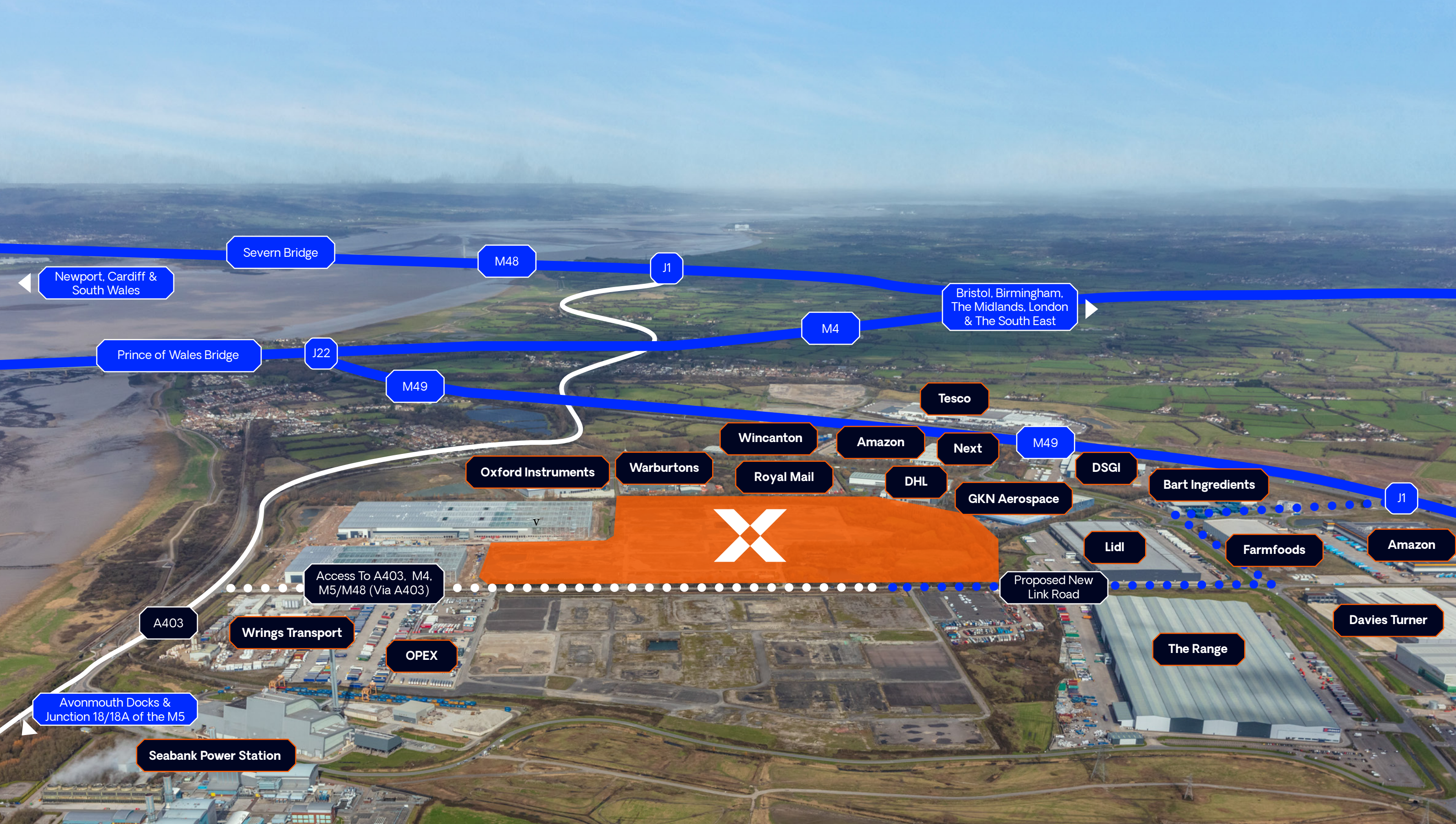
Up to 24 MVA power capacity, to fulfil the greater power demands of modern manufacturing, industrial and distribution occupiers

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	1,000,000	92,903
2	336,000	31,215
5	-	-
TOTAL	1,336,000	124,118

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



UP TO 30M EAVES



UP TO 24 MVA POWER CAPACITY





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 it's 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

axis-works.co.uk



Russell Crofts
+44 7990 707 723
russell.crofts@knightfrank.com

Charles Binks
+44 7793 441 911
charles.binks@knightfrank.com

CBRE

Philip Cranstone
+44 7717 587 726
philip.cranstone@cbre.com

Adam McMillan
+44 7939 018 843
adam.mcmillan@cbre.com

A Development By

EDC

BUILDING
TODAY FOR
TOMORROW

STOFORD

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. Subject to Contract. Computer generated images are indicative only. October 2025. Designed by cormackadvertising.com