

**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

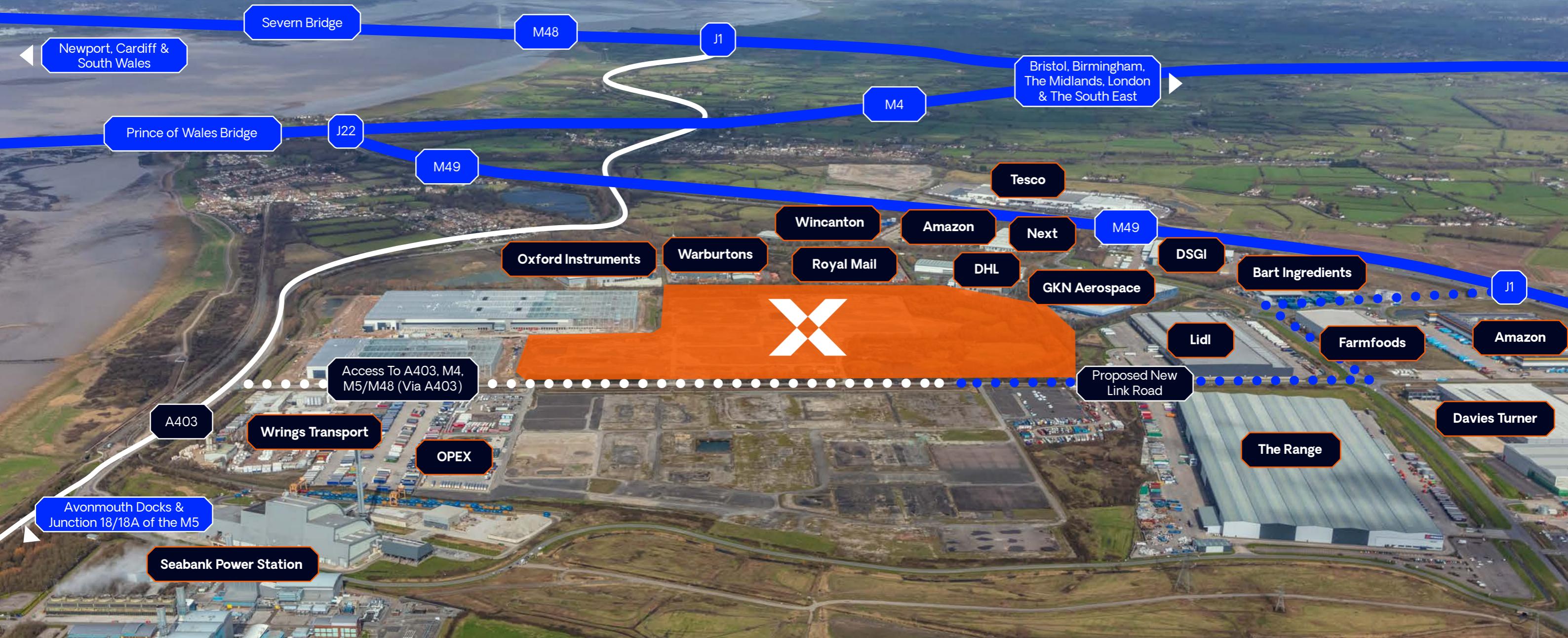
Up to 24 MVA power capacity, to fulfil the greater power demands of modern manufacturing, industrial and distribution occupiers

# 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	-	-
1A	98,000	9,105
1B	52,000	4,831
2	336,000	31,215
5	-	-
<b>TOTAL</b>	<b>694,000</b>	<b>64,475</b>

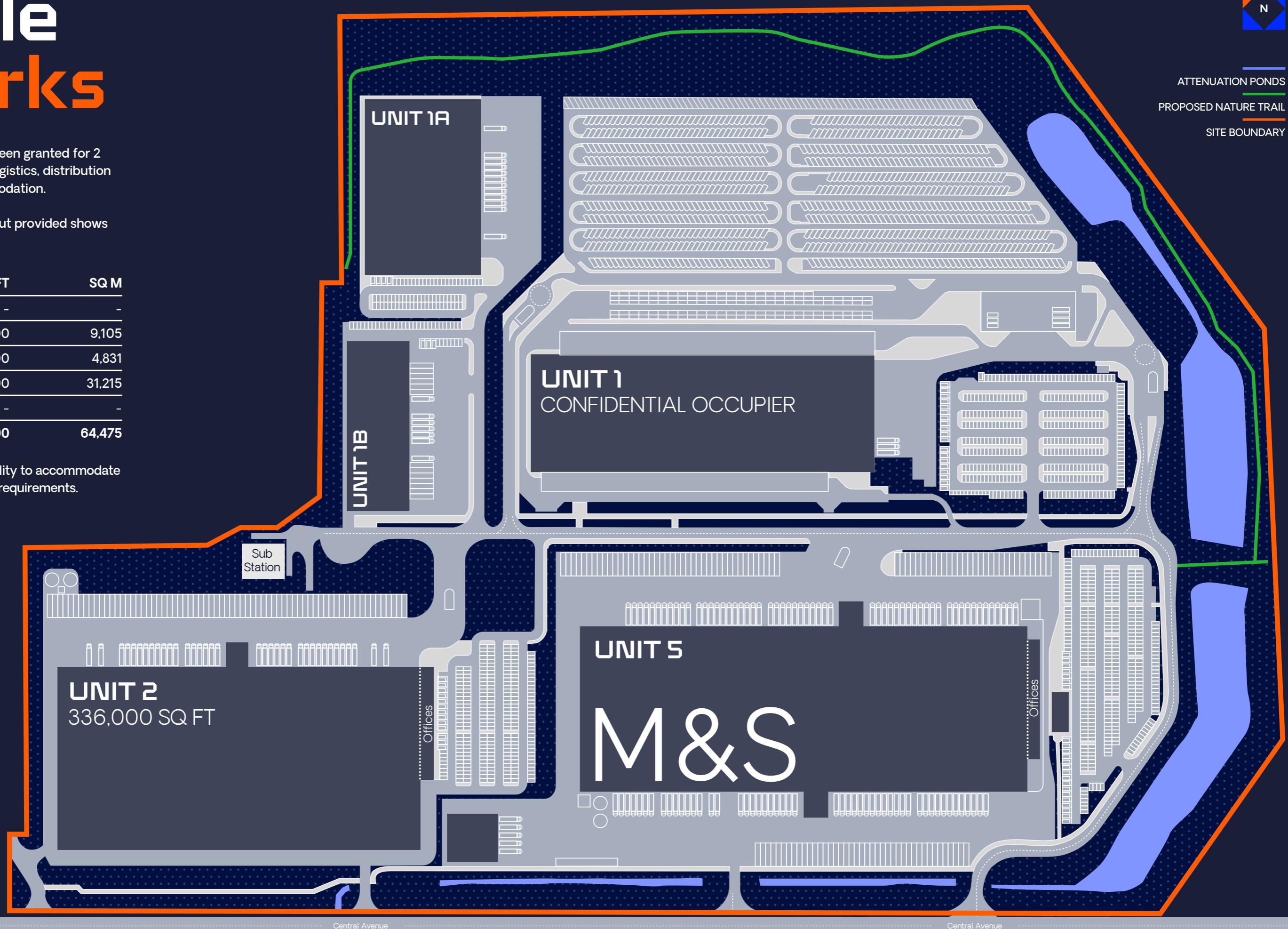
The scheme has the ability to accommodate large height and power requirements.



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



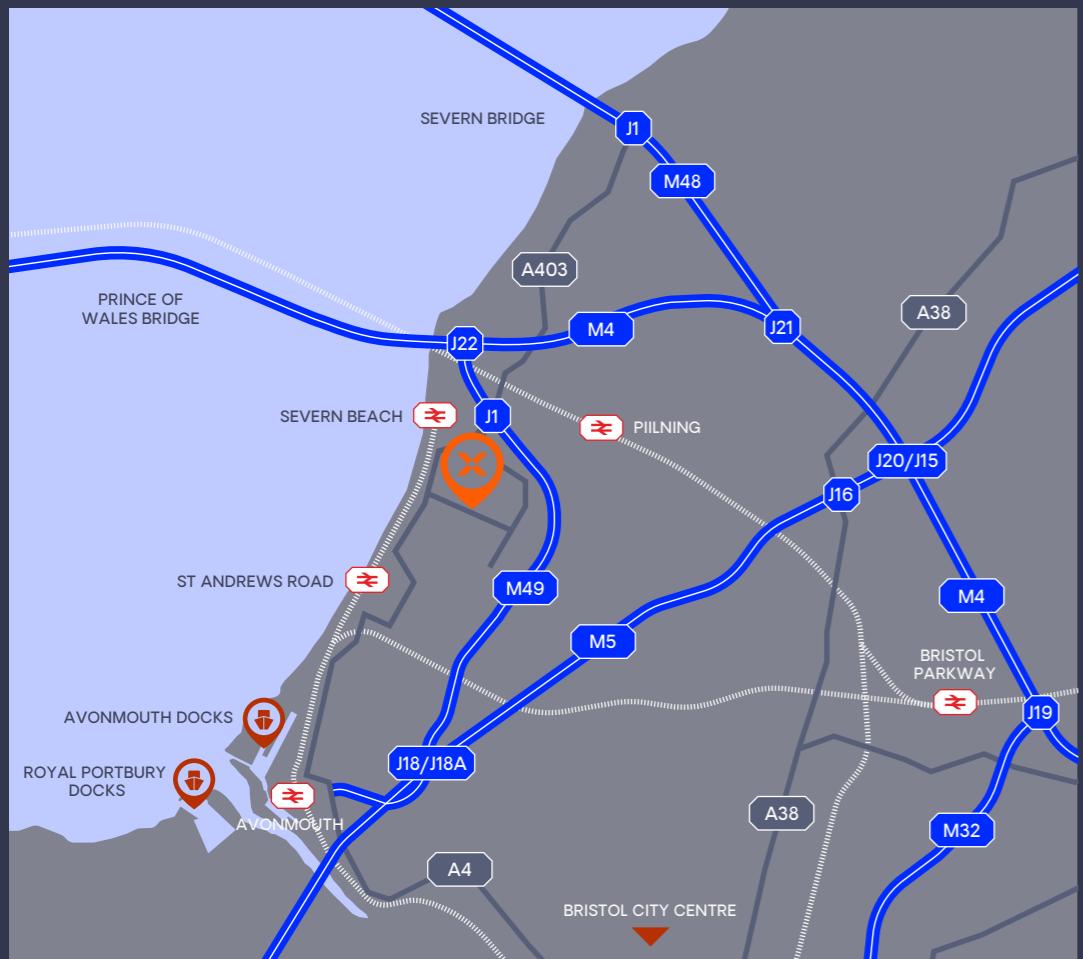
ROOF-MOUNTED  
SOLAR PHOTOVOLTAIC  
(PV) SYSTEM



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

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A Development By



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