

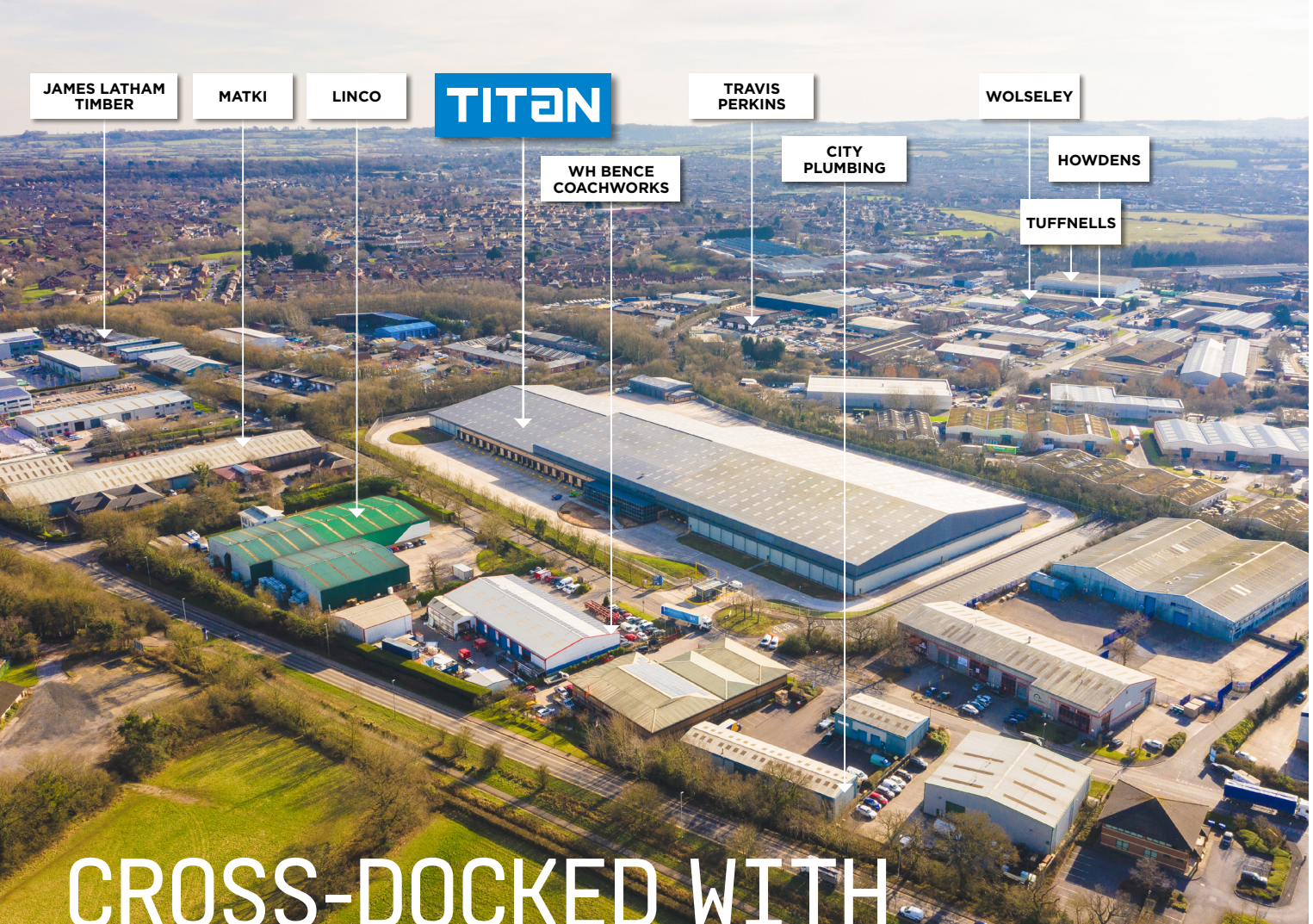
THORN

GREAT WESTERN BUSINESS PARK • YATE • BRISTOL • BS37 5NG

255,686 SQ FT (23,754 SQ M)
ON APPROX 14.36 ACRES

FULLY REFURBISHED CROSS-DOCKED
FACILITY WITH 360 HGV CIRCULATION.

IMMEDIATELY AVAILABLE TO LET.



CROSS-DOCKED WITH 360 HGV CIRCULATION

Titan comprises a logistics warehouse building of steel portal frame construction, with three storey offices.

The property has undergone an extensive refurbishment including overcoating the roof, the installation of 10 new level access doors (11 in total), resurfaced car park and full redecoration throughout.

Externally there are two large secure yards with 360 HGV circulation and a generous separately accessed car park.



262,767 residents reside in South Gloucestershire



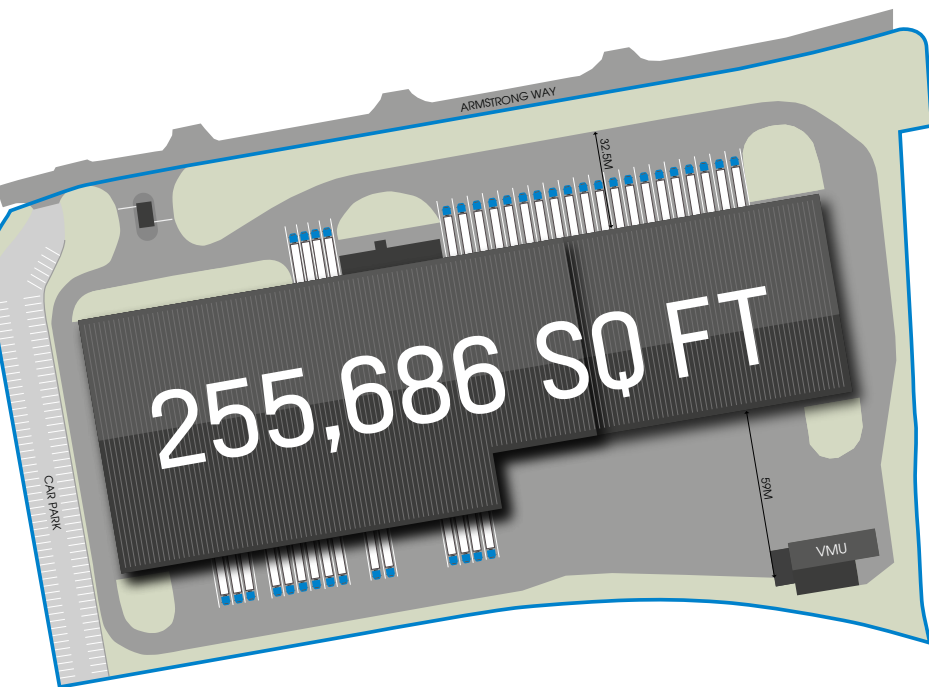
The South-West has 4% lower labour costs compared to the UK average



900,000 people in a 30 minute drive



Economically Active - 143,198 (Males - 75,930) (Females - 67,268) in South Gloucestershire



59M MAX
SECURE YARD



28 DOCK
LEVEL DOORS



11 LEVEL
ACCESS DOOR



360 SECURE HGV
CIRCULATION



CROSS-
DOCKED



UP TO 10.7M CLEAR
INTERNAL HEIGHT

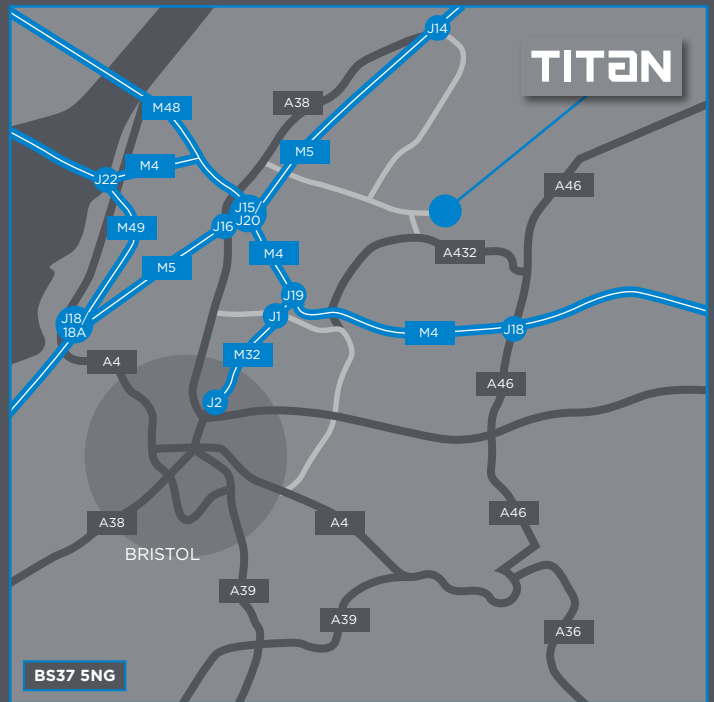
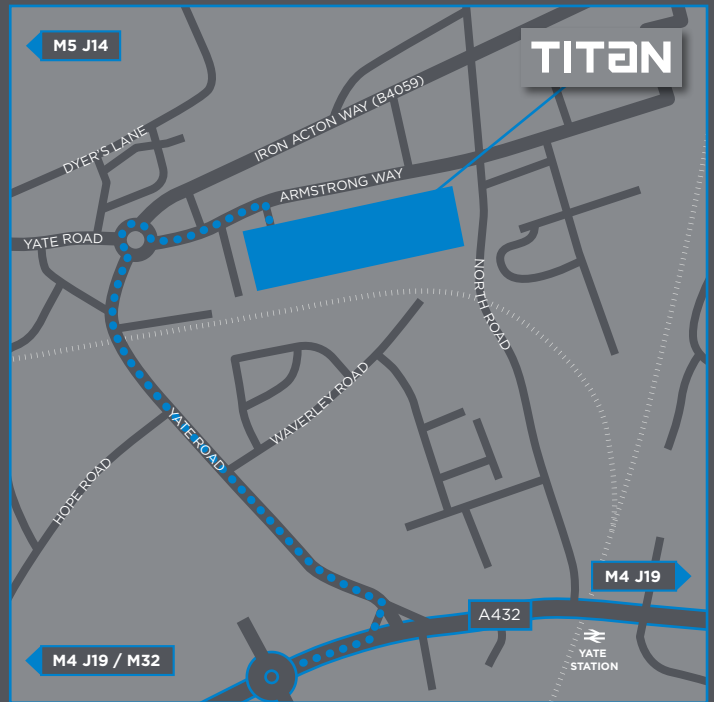
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|---------------------------|----------------------|
| WAREHOUSE | 234,558 SQ FT |
| GROUND FLOOR OFFICE | 4,370 SQ FT |
| FIRST FLOOR OFFICE | 4,359 SQ FT |
| SECOND FLOOR OFFICE | 4,165 SQ FT |
| VEHICLE MAINTENANCE UNIT | 6,684 SQ FT |
| STORE UNIT | 1,550 SQ FT |
| TOTAL GIA (APPROX) | 255,686 SQ FT |
| SITE AREA | 14.36 ACRES |



STRATEGICALLY LOCATED FOR DISTRIBUTION

Armstrong Way is situated within Great Western Business Park, the main commercial area within Yate.

The location is well served by the motorway network via the M4 and M5, and also the port network with Avonmouth and Portbury Docks under 20 miles away.



6 MILES TO M4/M5
INTERSECTION



6.7 MILES TO J19 OF THE M4



11 MILES TO BRISTOL CITY
CENTRE



33 MILES TO SWINDON CITY
CENTRE



111 MILES TO CENTRAL
LONDON



15.6 MILES TO AVONMOUTH
DOCKS



17.8 MILES TO PORTBURY
DOCKS

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