

WESTGATE

WESTERN APPROACH • BRISTOL
BS35 4BR



PHASE TWO - 20 acres - Sites from 1-20 acres



- Strategic Location with Easy Access to M48 (J1) & M4/M5 Interchange
- Access & Service Infrastructure in place
- Easy Access to Skilled Local Work Force
- Flexible & Competitive Terms
- Planning Consent for B1, B2 & B8 use
- Design & Build Option Available
- Land Sales Available



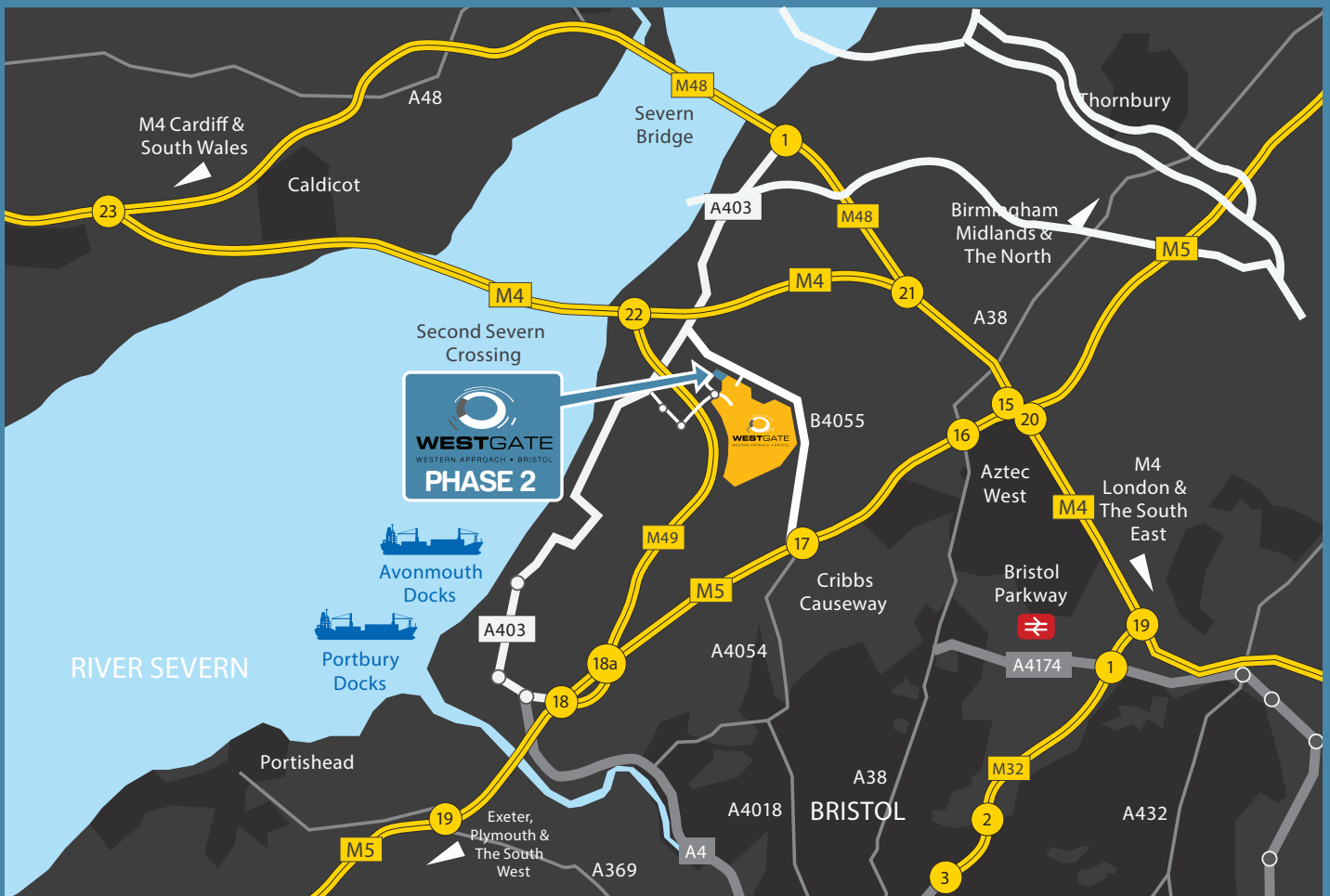
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Westgate is a new 296 acre distribution park in the South West's premier logistics location at Western Approach, Severnside, Bristol.

Westgate has excellent access to the motorway networks and is close to the expanding Avonmouth & Portbury Docks. Westgate benefits from planning consent for B1, B2 and B8 uses. Tesco have recently developed 500,000 sq ft of warehousing at Westgate, joining a number of blue chip companies already at Western Approach.

Phase Two comprises of 20 acres with sites available for sale and is suitable for buildings up to 300,000 sq ft



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