

# A NEW SPECULATIVE CROSS-DOCK FACILITY 588,929 SQ FT AVAILABLE NOW FOR IMMEDIATE OCCUPATION



A DEVELOPMENT BY



**MATRIX 49**  
Lanson Roberts Road  
Severn Beach  
Bristol, BS35 4BR



21 M  
haunch height



5.5 MVA



50 kN/m2  
Floor Loading



71 Dock  
Loading Doors



8 Level Access  
Doors



336 Car  
Parking Spaces



95 HGV  
Parking Spaces

MATRIX235

LET TO ROPER RHODES®

MATRIX590

MATRIXAPEX

PLOT SOLD

MATRIX49 BRISTOL

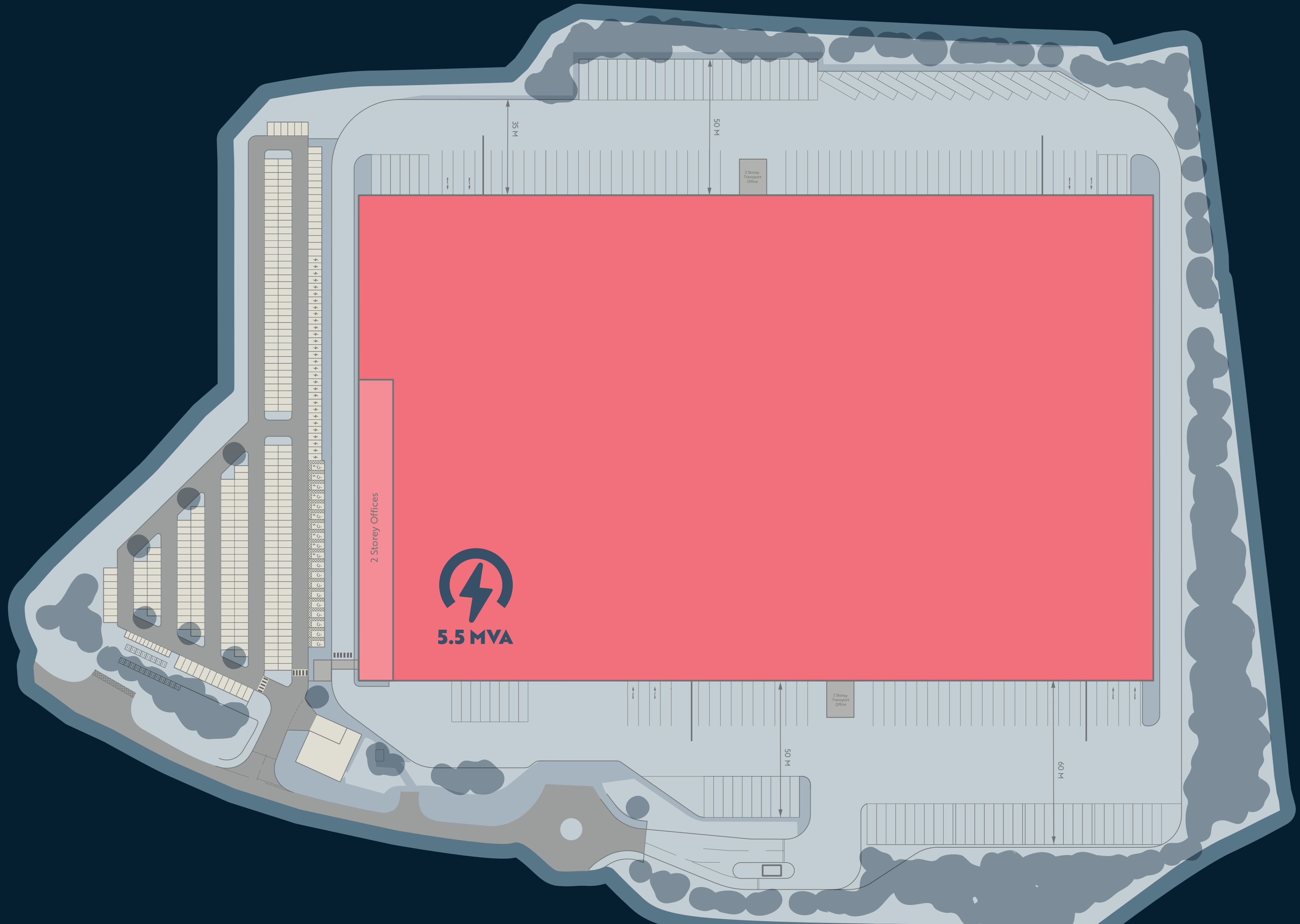
MATRIX590

588,929 SQ FT AVAILABLE NOW FOR IMMEDIATE OCCUPATION

Matrix 49 is a new industrial/ distribution development located in Avonmouth, Bristol. The site, which extends to 65 acres, offers a variety of unit sizes within three separate phases, totalling over 1.1m SQ FT.

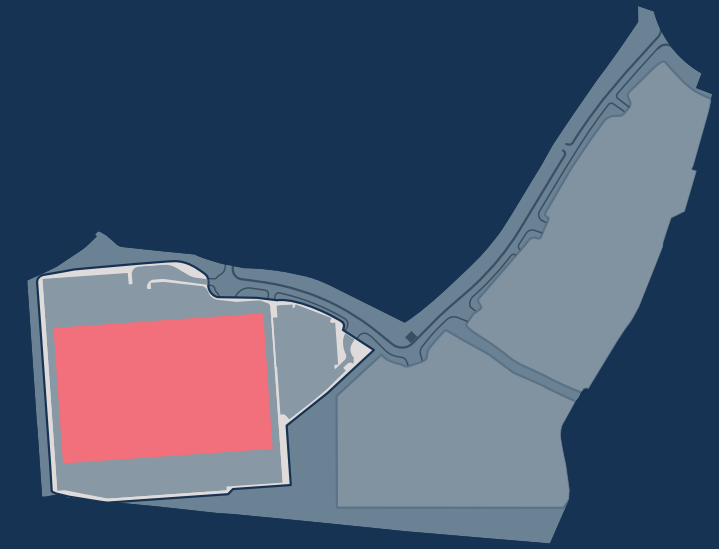
Matrix 49 is an exemplary development for a diverse range of businesses searching to optimise their distribution network In western England to the rest of the UK.

# ACCOMMODATION



|                         | SQ FT          |
|-------------------------|----------------|
| WAREHOUSE AREA          | 551,973        |
| OFFICE (INCL. GF CORE)  | 31,262         |
| TRANSPORT OFFICE        | 5,388          |
| GATEHOUSE               | 306            |
| <b>TOTAL AREA (GIA)</b> | <b>588,929</b> |

|                    |     |
|--------------------|-----|
| LOADING DOCKS      | 71  |
| LEVEL ACCESS DOORS | 8   |
| HGV PARKING        | 95  |
| CAR PARKING SPACES | 336 |



### WAREHOUSE

- 50 kN/m<sup>2</sup> Floor Loading
- EPC A Rating
- BREEAM 'Excellent' Rating
- 15% Roof Lights to Warehouse
- 5.5 MVA

### EXTERNAL

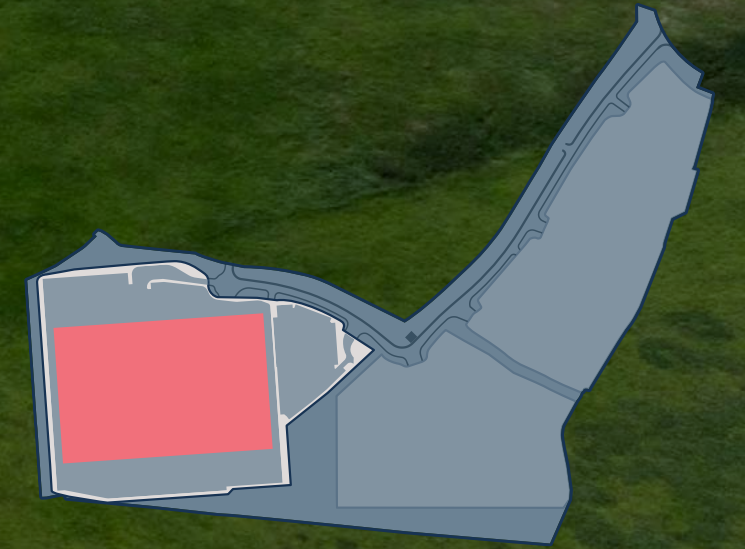
- 21m Haunch Height
- 60m Yard Depth
- 40 EV Parking Bays
- Secured Independent Gate
- Perimeter Paladin Estate Fencing

### OFFICES

- LED Lighting with Smart Control
- Grade A Open Plan Office
- VRF Heating and Comfort Cooling
- Double Height Glazed HQ Reception

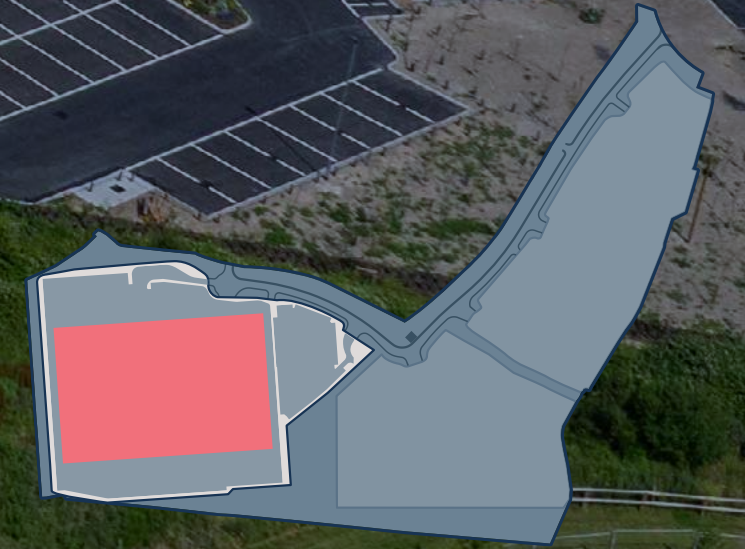


|                         | SQ FT          |
|-------------------------|----------------|
| WAREHOUSE AREA          | 551,973        |
| OFFICE (INCL. GF CORE)  | 31,262         |
| TRANSPORT OFFICE        | 5,388          |
| GATEHOUSE               | 306            |
| <b>TOTAL AREA (GIA)</b> | <b>588,929</b> |
| <hr/>                   |                |
| LOADING DOCKS           | 71             |
| LEVEL ACCESS DOORS      | 8              |
| HGV PARKING             | 95             |
| CAR PARKING SPACES      | 336            |

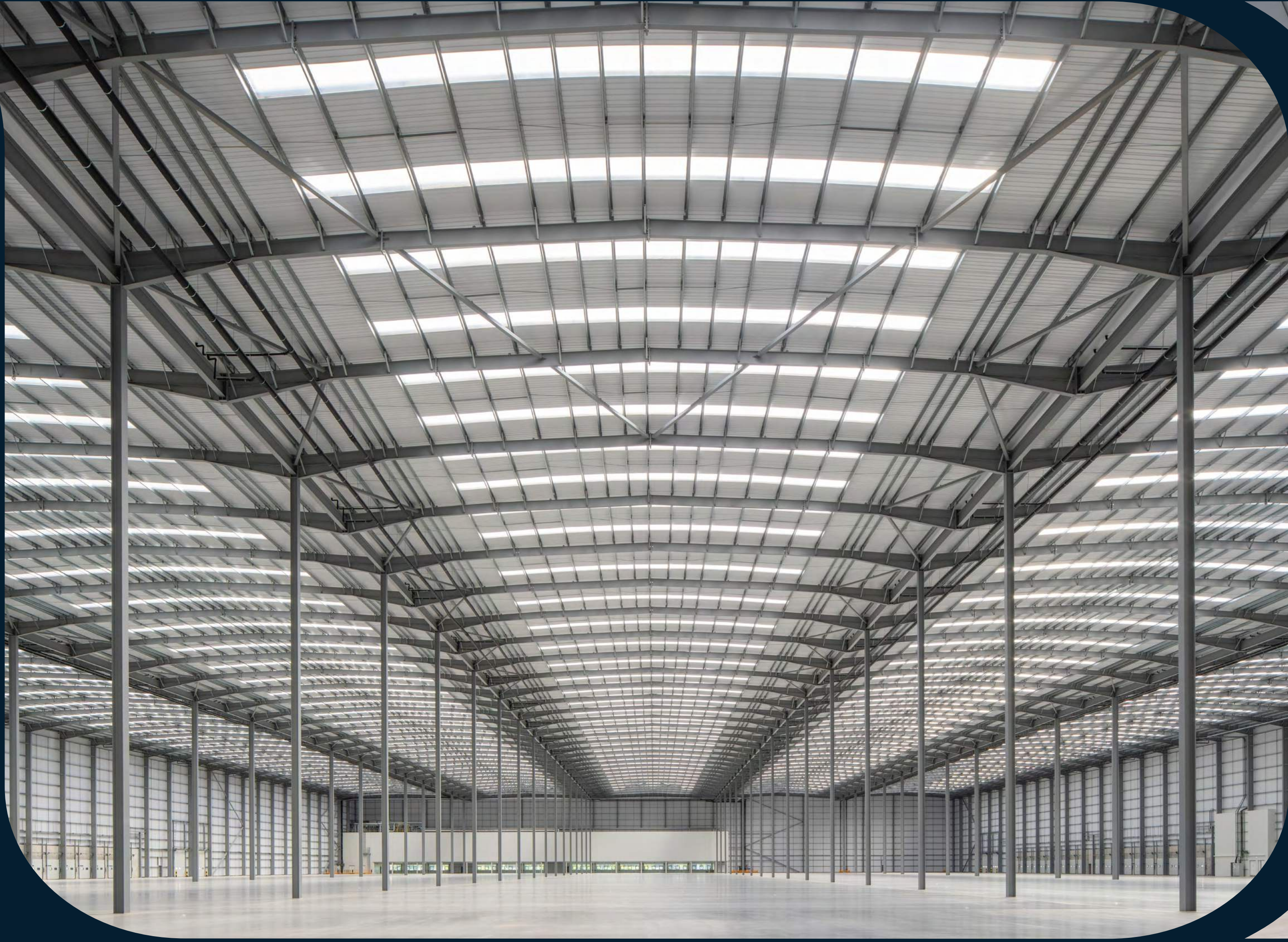




|                         | SQ FT          |
|-------------------------|----------------|
| WAREHOUSE AREA          | 551,973        |
| OFFICE (INCL. GF CORE)  | 31,262         |
| TRANSPORT OFFICE        | 5,388          |
| GATEHOUSE               | 306            |
| <b>TOTAL AREA (GIA)</b> | <b>588,929</b> |
| LOADING DOCKS           | 71             |
| LEVEL ACCESS DOORS      | 8              |
| HGV PARKING             | 95             |
| CAR PARKING SPACES      | 336            |



# GALLERY

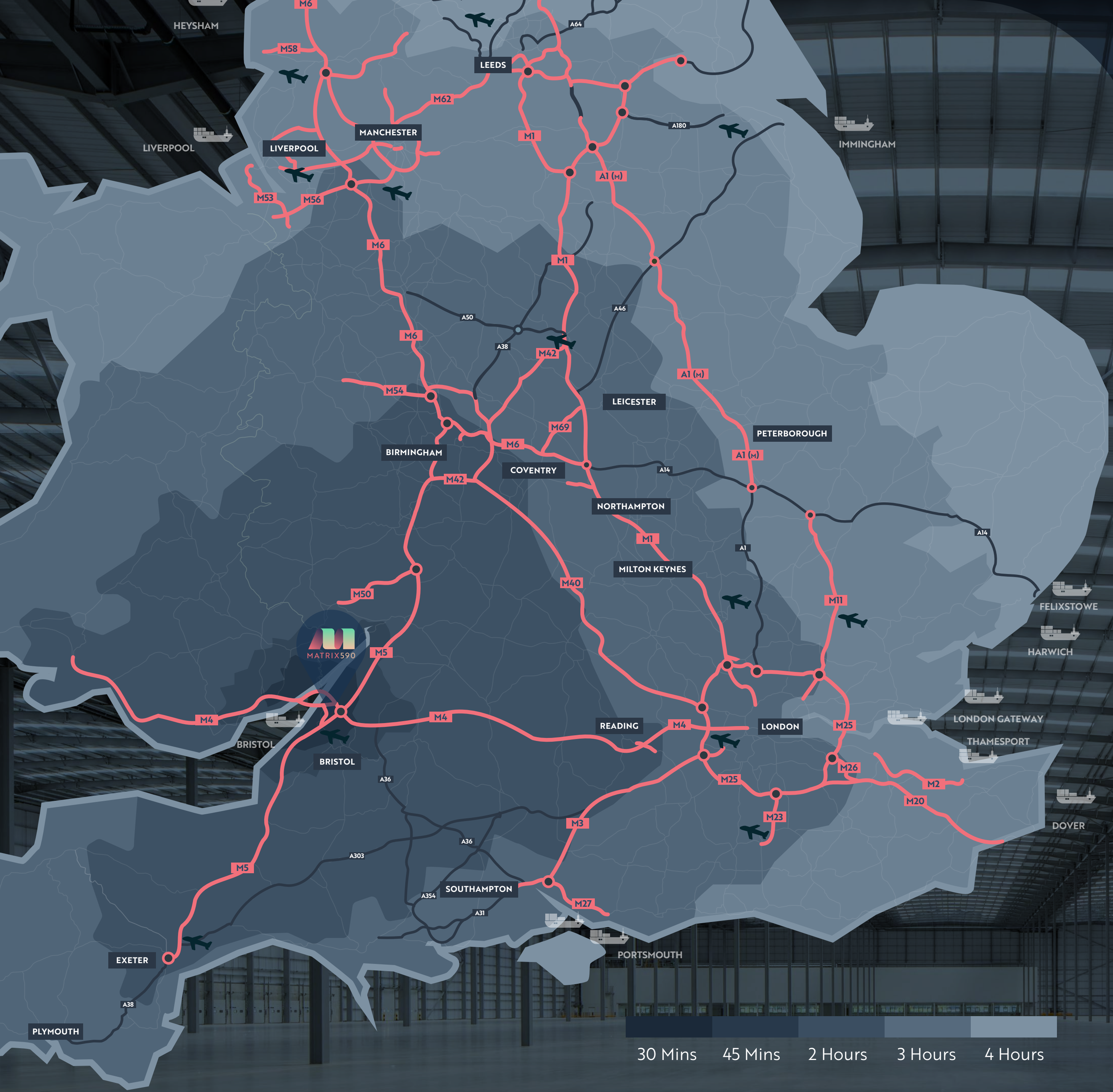


# GALLERY



# STRATEGIC

Matrix 49 is strategically located on the doorstep of Avonmouth and Royal Portbury Docks and sits 8 miles from the city of Bristol, 18 miles from Bristol International Airport, 36 miles East of Cardiff, 84 miles South West of Birmingham and 120 miles West of London. The development is located adjacent to the M49 (1 mile away) which directly connects two of the UK's key Western Motorways: M4 & M5.



## PLACES

|              | DISTANCE   | JOURNEY       |
|--------------|------------|---------------|
| M49 (J1)     | 1 MILE     | 4 MIN         |
| M4 (J22)     | 1.6 MILES  | 4 MIN         |
| M5 (J19)     | 4.2 MILES  | 6 MINS        |
| CARDIFF      | 36 MILES   | 39 MINS       |
| GLOUCESTER   | 37.7 MILES | 40 MINS       |
| SWINDON      | 44.4 MILES | 47 MINS       |
| BIRMINGHAM   | 95.6 MILES | 1 HR 30 MINS  |
| SOUTHAMPTON  | 105 MILES  | 1 HR 50 MINS  |
| LONDON M25   | 117 MILES  | 2 HRS 4 MINS  |
| LEICESTER    | 127 MILES  | 2 HRS 7 MINS  |
| NOTTINGHAM   | 138 MILES  | 2 HR 16 MINS  |
| PETERBOROUGH | 170 MILES  | 2 HRS 50 MINS |
| MANCHESTER   | 166 MILES  | 2 HRS 51 MINS |
| SHEFFIELD    | 178 MILES  | 2 HRS 51 MINS |

## RAIL FREIGHT

|             | DISTANCE   | JOURNEY      |
|-------------|------------|--------------|
| AVONMOUTH   | 6.8 MILES  | 10 MINS      |
| HAMS HALL   | 99.7 MILES | 1 HR 34 MINS |
| SLP EMG RFT | 127 MILES  | 1 HR 59 MINS |
| DIRFT       | 127 MILES  | 2 HRS 3 MINS |

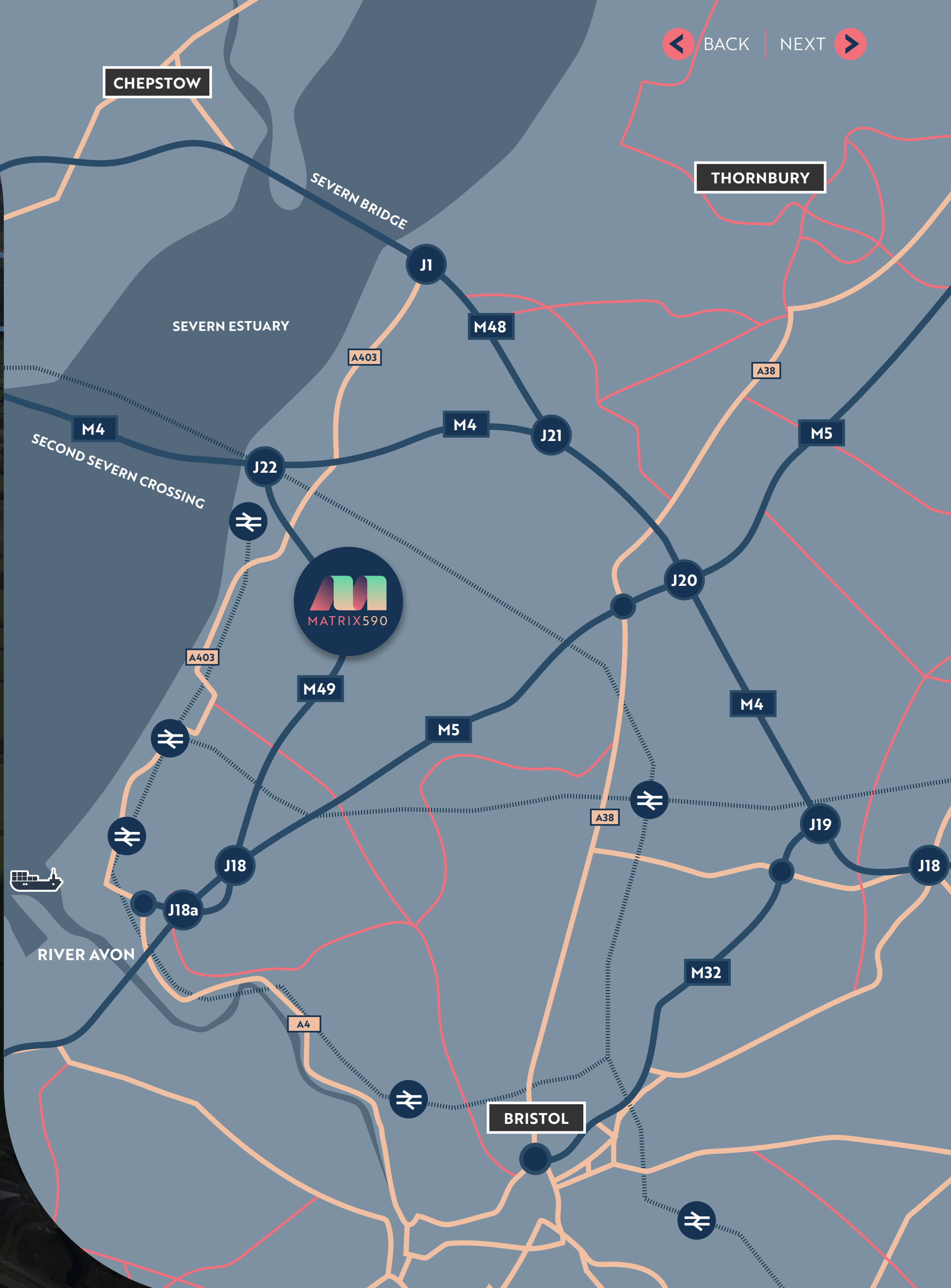
## AIRPORTS

|                 | DISTANCE   | JOURNEY       |
|-----------------|------------|---------------|
| BRISTOL AIRPORT | 19.1 MILES | 29 MINS       |
| CARDIFF         | 45.6 MILES | 57 MINS       |
| EXETER          | 79.4 MILES | 1 HR 15 MINS  |
| HEATHROW        | 107 MILES  | 1 HR 46 MINS  |
| GATWICK         | 137 MILES  | 2 HRS 15 MINS |
| STANSTED        | 168 MILES  | 2 HRS 53 MINS |
| LONDON CITY     | 168 MILES  | 2 HRS 56 MINS |

## PORTS

|                      | DISTANCE  | JOURNEY       |
|----------------------|-----------|---------------|
| AVONMOUTH DOCK       | 6 MILES   | 8 MINS        |
| ROYAL PORTBURY DOCKS | 8.8 MILES | 14 MINS       |
| SOUTHAMPTON          | 106 MILES | 1 HR 51 MINS  |
| TILBURY              | 165 MILES | 2 HR 47 MINS  |
| LONDON GATEWAY       | 167 MILES | 2 HRS 50 MINS |
| FELIXSTOWE           | 225 MILES | 3 HRS 52 MINS |

# LOCATION



# SUSTAINABILITY FEATURES

**BREEAM UK NEW CONSTRUCTION 2018 (SHELL & CORE)**



'Excellent' Rating

**ENERGY PERFORMANCE CERTIFICATE**



A Rating for excellent energy performance.

**NATURAL LIGHT\***



Optimised use of natural light with 15% roof lights and excellent office visibility.

**RENEWABLE TECHNOLOGIES**



Solar PVs and air source heat pumps provide reduced energy consumption and CO2 emissions.

**RESPONSIBLE SOURCING**



Assured construction materials with low environmental, economic and social impact.

**ELECTRIC VEHICLE CHARGING**



20% charging points provided with provision for to future-proof occupier fleet requirements.

**WATER REGULATION TECHNOLOGIES**



Efficient sanitary-ware with low flow rates to reduce water consumption.

**SUSTAINABLE MATERIALS**



Reduce energy consumption and environmental impact over the life cycle of the building.

**BICYCLE SPACES**



Ample spaces in covered shelters encourages environmental travel.

**ENHANCED CLADDING**



Delivering superior energy performance to reduce running costs.

**ENERGY METERING TECHNOLOGY**



Allows occupiers to pro-actively manage their energy consumption.

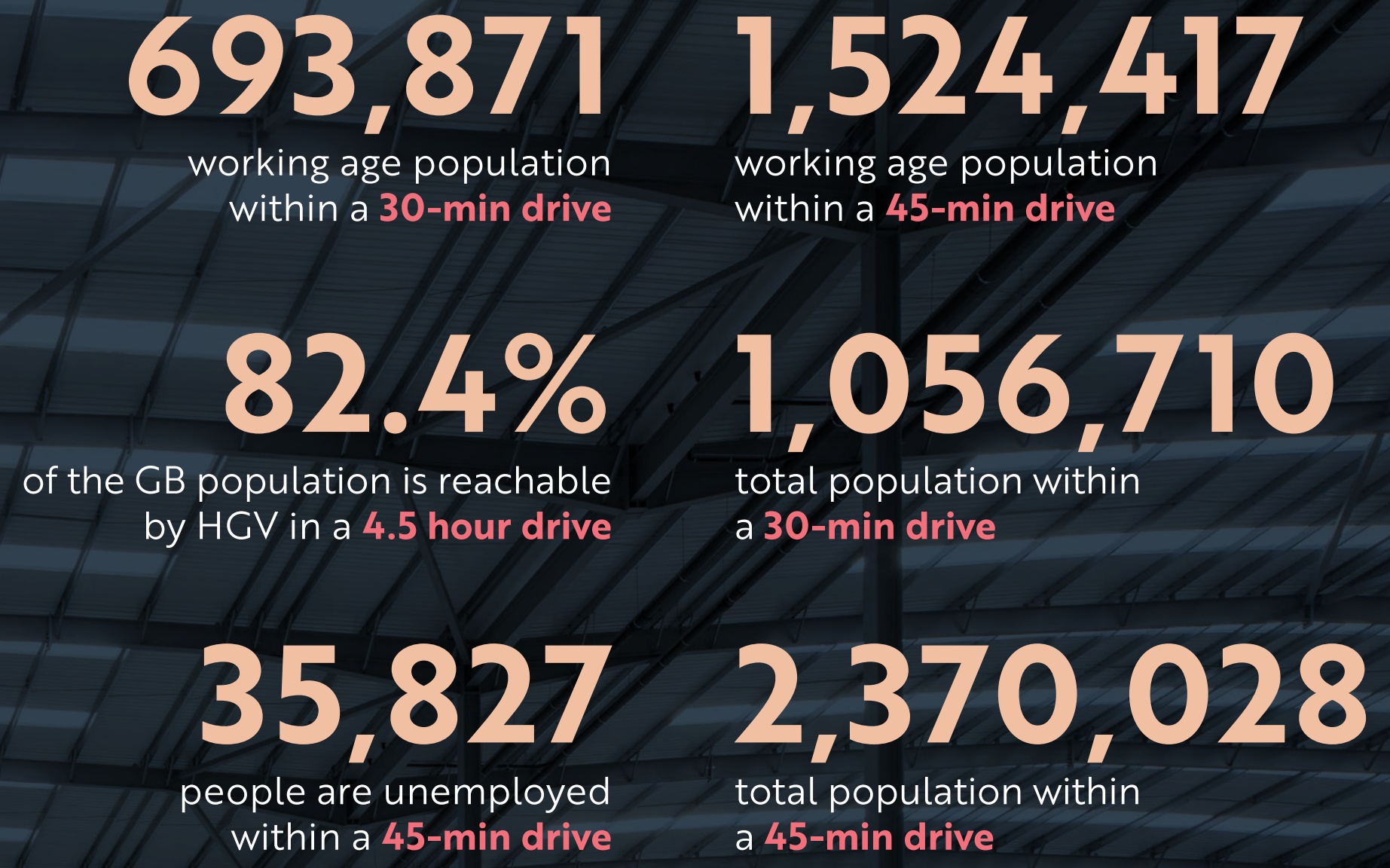
**LED LIGHTING**



Enables 75% less energy consumption and 25 times more durability than incandescent lighting.

\*SUBJECT TO SPECIFICATION

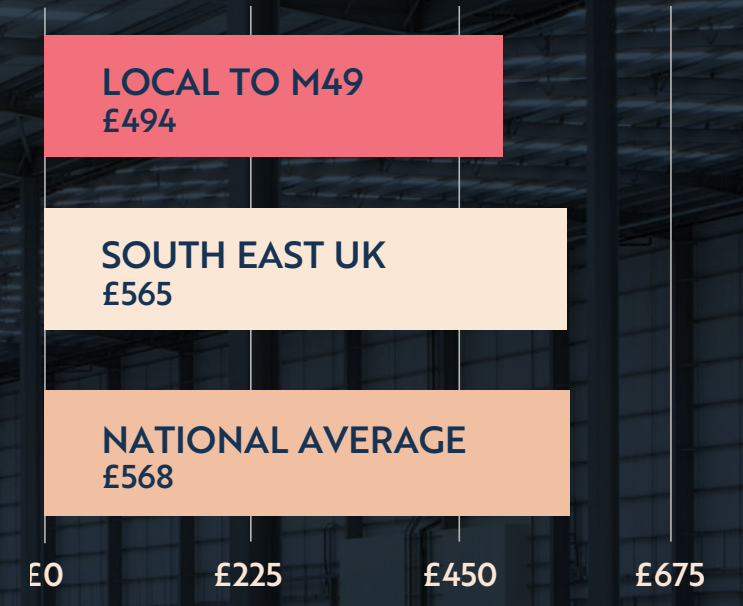
# DEMOGRAPHICS\*



# SKILLED

**Matrix 49** benefits from a large working age population of **693,871** within a **30-min** drive and **1,524,417** within a 45-min drive. Of which, 31% are already employed within **Transport & Storage** roles. Weekly wages for this group are lower than national and regional averages. **35,827** people are unemployed within a **45-min** drive which illustrates an immediately available labour supply.

# WEEKLY EMPLOYEE WAGE



SOURCE: CACI/ONS

FOR FURTHER INFORMATION PLEASE  
CONTACT THE JOINT AGENTS



0117 927 6691  
020 7493 4933

[jll.co.uk/property](http://jll.co.uk/property)

**CHRIS YATES**

[Chris.Yates@jll.com](mailto:Chris.Yates@jll.com)

07850 658 050

**TOM WATKINS**

[Tom.Watkins@jll.com](mailto:Tom.Watkins@jll.com)

07917 093 167

AVISON  
YOUNG

0117 984 2400  
020 7493 2180

**PAUL HOBBS**

[Paul.Hobbs@avisonyoung.com](mailto:Paul.Hobbs@avisonyoung.com)

07767 613 489

**DTRE**

020 3328 9080  
[www.dtre.com](http://www.dtre.com)

**JAKE HUNTLEY**

[Jake.Huntley@dtre.com](mailto:Jake.Huntley@dtre.com)

07765 154 211

**MAX DOWLEY**

[Max.Dowley@dtre.com](mailto:Max.Dowley@dtre.com)

07548 773 999

**Matrix 49**

Lanson Roberts Road, Severn Beach,  
Bristol, BS35 4BR

**MATRIX49BRISTOL.CO.UK**



what3words

**GEOLOGY.LAKESIDE.TRUCKED**



**MATRIX590**

A DEVELOPMENT BY



BentallGreenOak is a global real estate investment manager operating throughout Europe, the United States, Canada and Asia. In Europe, BentallGreenOak is a highly experienced logistics specialist, having acquired and developed 56 million sq ft of warehousing throughout Europe since 2015. The majority of this space being leased to leading institutional quality tenants such as Amazon, DHL, Lidl, Aldi and Sainsbury's.

**EQUATION**  
PROPERTIES

Equation Properties is an established and experienced commercial property development company with the required skill and expertise to deliver industrial developments. With a proven track record in small, medium and large industrial / distribution schemes over many years, together with a team of professional consultants whom have worked on numerous projects, Equation Properties employ a dynamic approach to development.