

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


MATRIX590

A DEVELOPMENT BY

EQUATION
PROPERTIES

 BGO

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 HCV
Parking Spaces



LET TO
ROPER RHODES®



PLOT SOLD

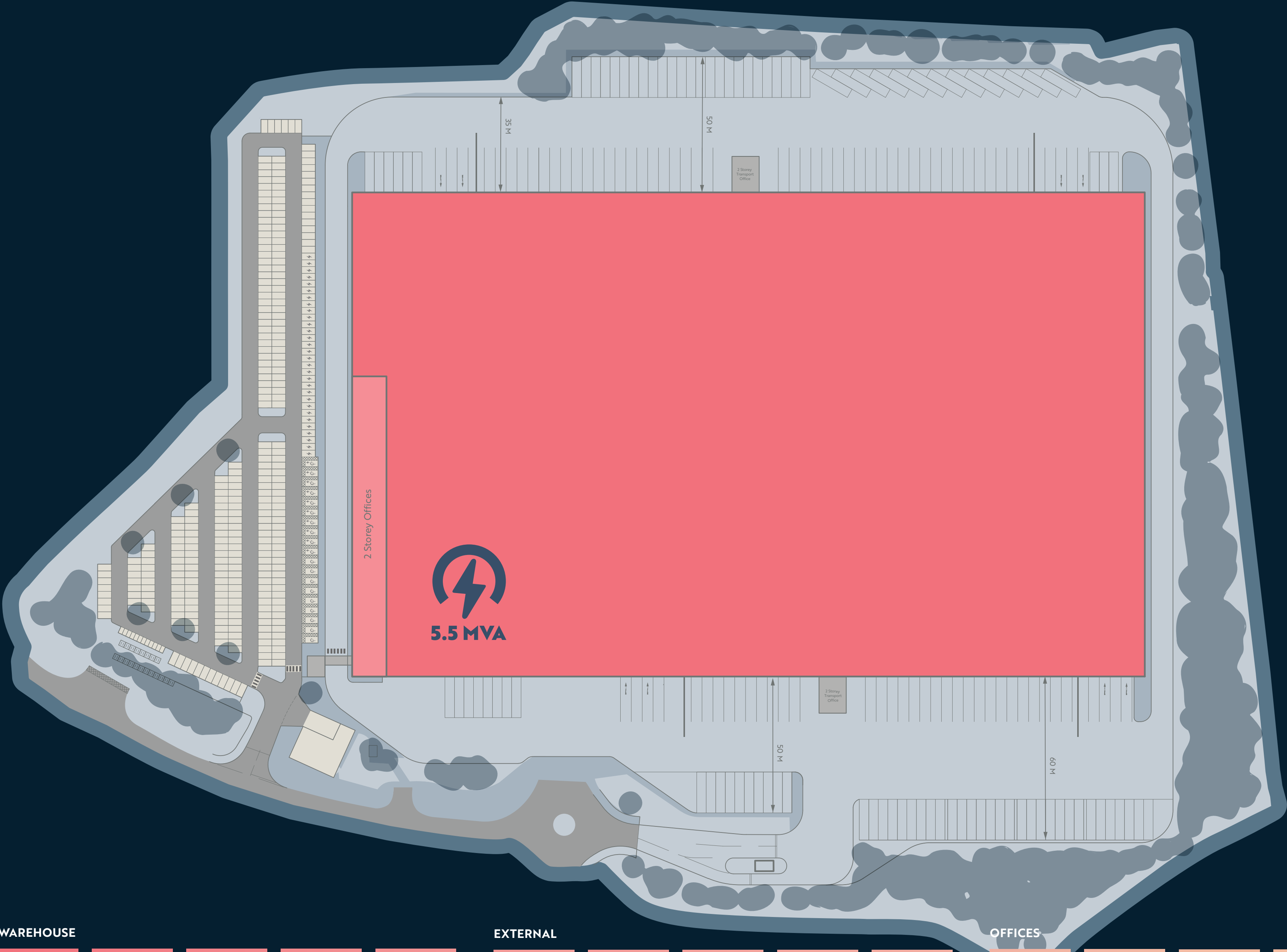


Matrix 49 is a new industrial/ distribution development located in Avonmouth, Bristol. The site, which extends to 65 acres, offers a variety of unit sizes within three separate phases, totalling over 1.1m SQ FT.

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.



588,929 SQ FT
**AVAILABLE NOW
FOR IMMEDIATE
OCCUPATION**



ACCOMMODATION



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

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

WAREHOUSE

50 kN/m2
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

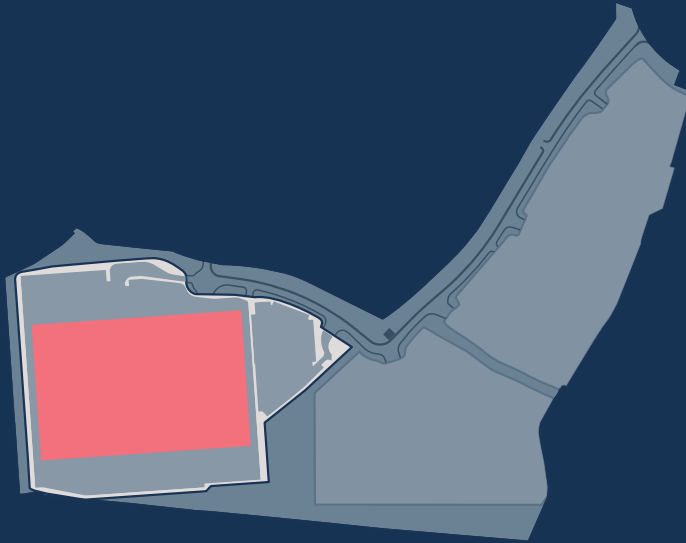
OFFICES

LED Lighting with
Smart Control

Grade A Open
Plan Office

VRF Heating and
Comfort Cooling

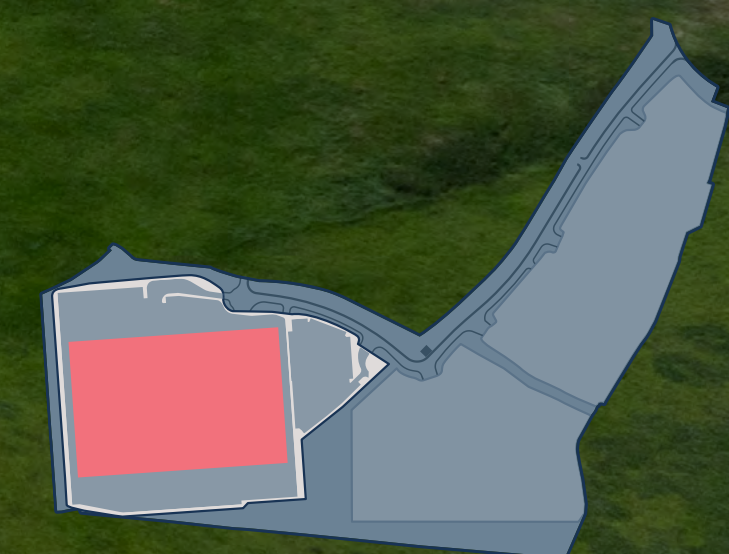
Double Height
Glazed HQ Reception





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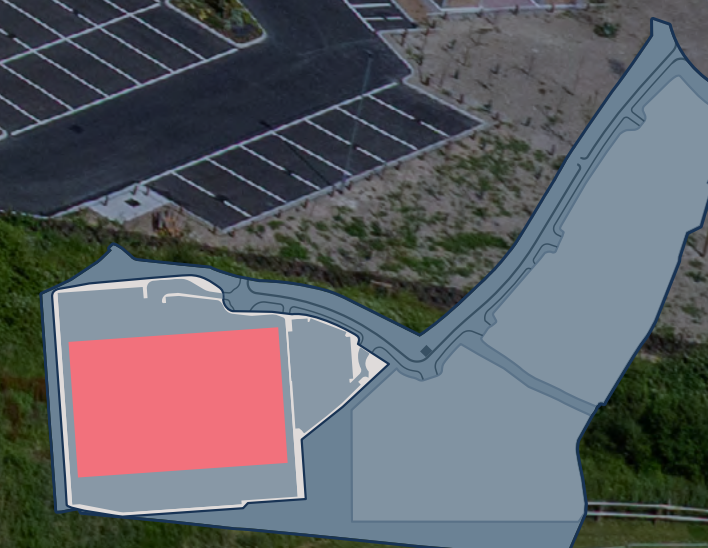
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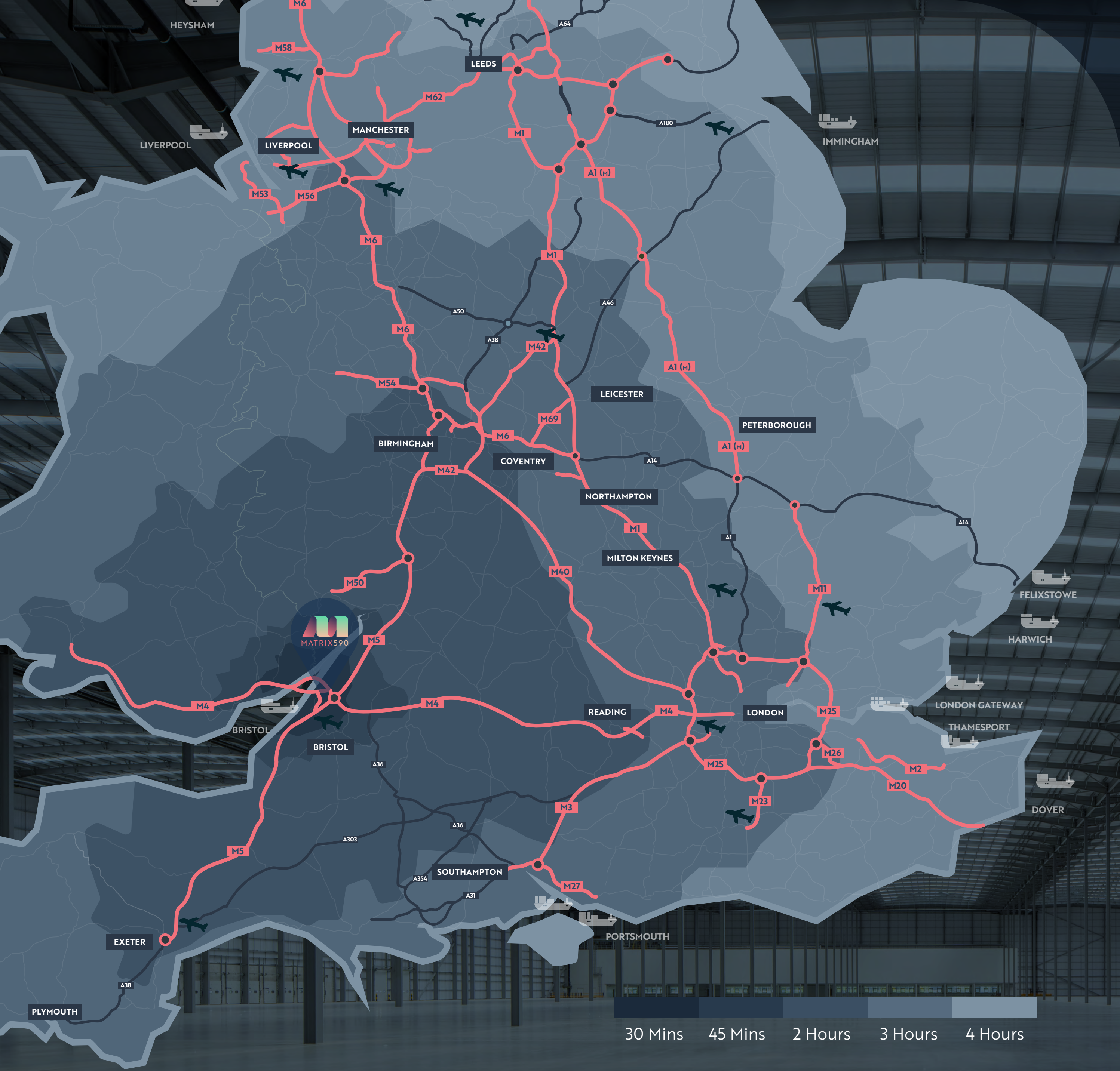


GALLERY



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

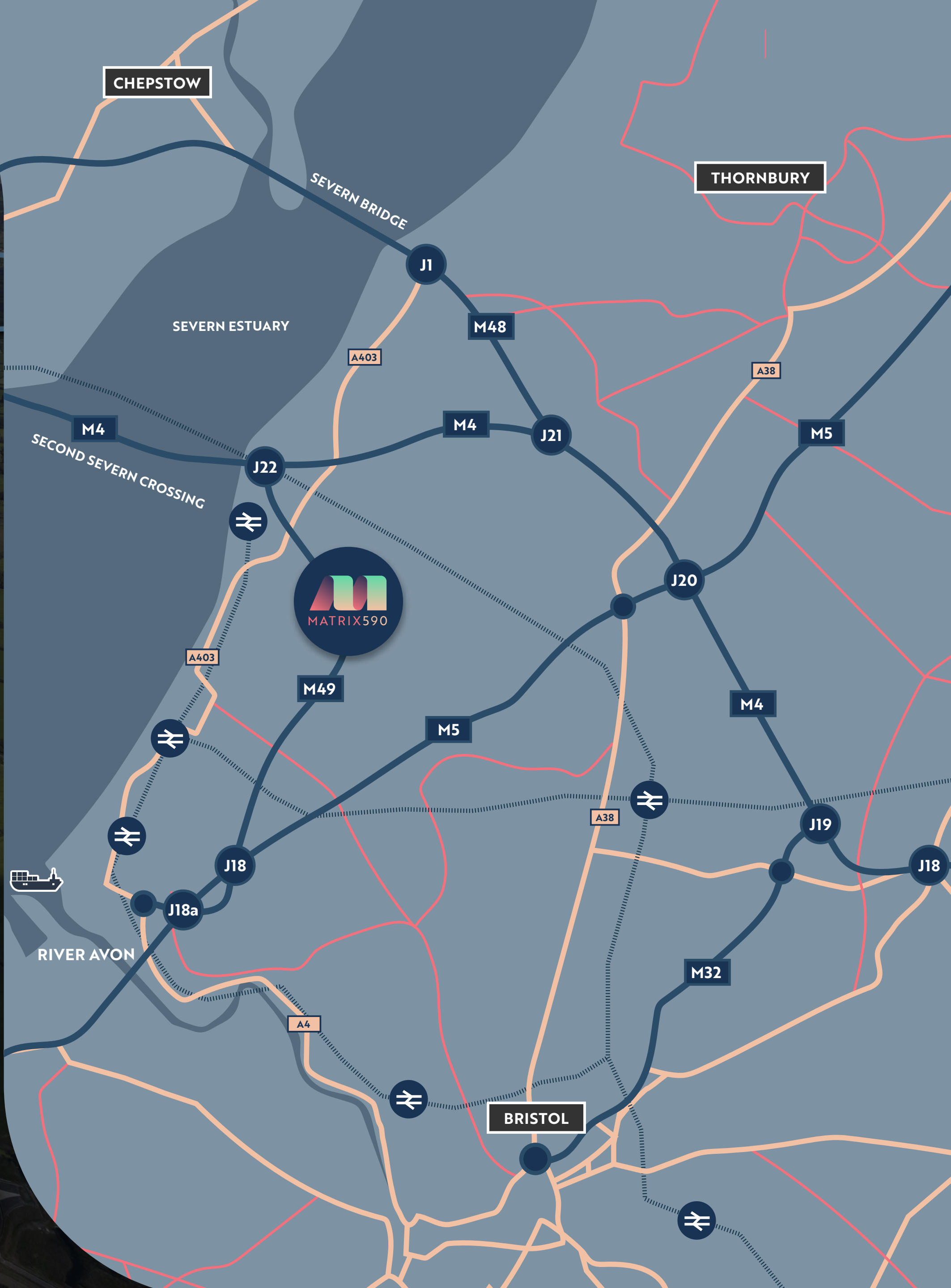
	DISTANCE	JOURNEY
BRISTOL AIRPORT	19.1 MILES	29 MINS
CARDIFF	45.6 MILES	57 MINS
EXETER	79.4MILES	1 HR 15 MINS
HEATHROW	107 MILES	1 HR 46 MINS
GATWICK	137 MILES	2 HRS 15 MINS
STANSTED	168 MILES	2 HRS 53 MINS
LONDON CITY	168 MILES	2 HRS 56 MINS



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)



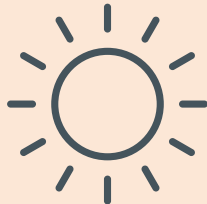
'Excellent' Rating

ENERGY PERFORMANCE CERTIFICATE



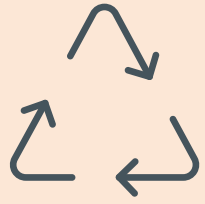
A Rating for excellent energy performance.

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



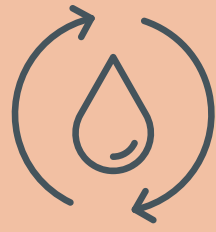
Assured construction materials with low environmental, economic and social impact.

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*

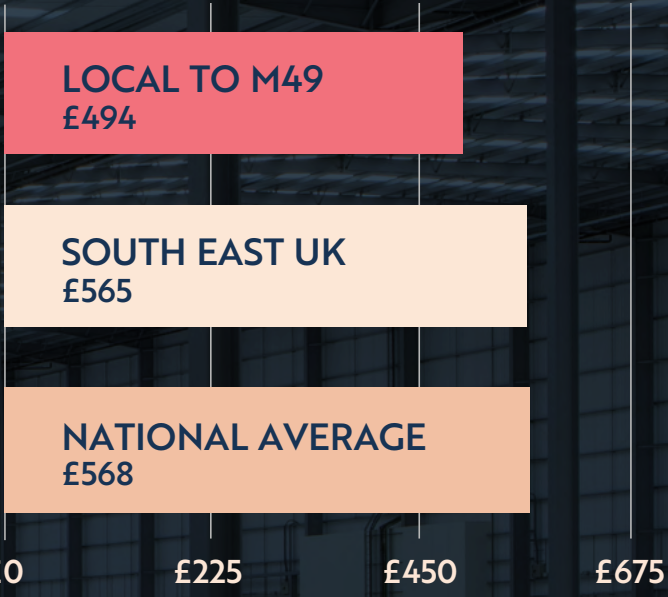


SKILLED

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.

SOURCE: CACI/ONS

WEEKLY EMPLOYEE WAGE



FOR FURTHER INFORMATION PLEASE
CONTACT THE JOINT AGENTS



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jll.co.uk/property



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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 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.

The Agents for themselves and for the vendors or lessors of the property whose agents they give notice that, (i) these particulars are given without responsibility of The Agents or the vendors or lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained therein and any prospective purchasers or tenants should not rely on them as statements or representations or fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Agents will not be liable, in negligence or otherwise for any loss arising from the use of these particulars. June 2026.