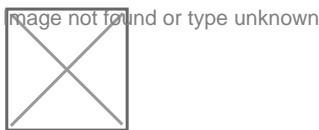


Development & distribution land

Western Europe's largest brownfield development site is adjacent to Bristol Port



All major retailers have distribution centres within 30 minutes of Bristol Port

The Portbury, Avonmouth and Severnside area is already a popular and convenient location for retail National and Regional Distribution Centres which form a major retail distribution hub. There are over 10 million square feet of retail distribution space within 30 minutes of the Port occupied by companies such as Tesco, Asda, Morrisons, Sainsbury's, John Lewis, Accolade, Co-operative, Argos, Marks and Spencer, Dixons (DRG), Nisbets and Yankee Candle.

There are over 1,000 acres of development land in the immediate vicinity of Bristol Port - the largest brownfield development site in Western Europe - much of which already has planning consent so projects can be completed rapidly. The new [Avonmouth/Severnside Enterprise Area](#) ^[1] gives additional incentives to developers. With the Port plus motorway and rail on the doorstep and 67% of the UK's population (43 million people) within easy reach, this area is set for rapid expansion.

For further information contact our Property Agent, Darren Letherby MRICS at [Carter Jonas](#) ^[2] on +44 (0)117 403 9968 or darren.letherby@carterjonas.co.uk ^[3].

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[1] <http://www.westofenglandlep.co.uk/place/enterprise-zone-and-areas/ea-avonmouth-severnside> [2]

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