

TUNGSTEN PARK

// FILTON



BRAND NEW - GRADE A WAREHOUSE/TRADE COUNTER TO LET

AVAILABLE FOR OCCUPATION Q2 2027
10,200 - 30,000 SQ FT (948 - 2,787 SQ M)

HAYES WAY, FILTON,
BRISTOL, BS34 5BZ
///LANDED.STILL.STORMS

tungsten.uk.com/tungsten-park-i-filton

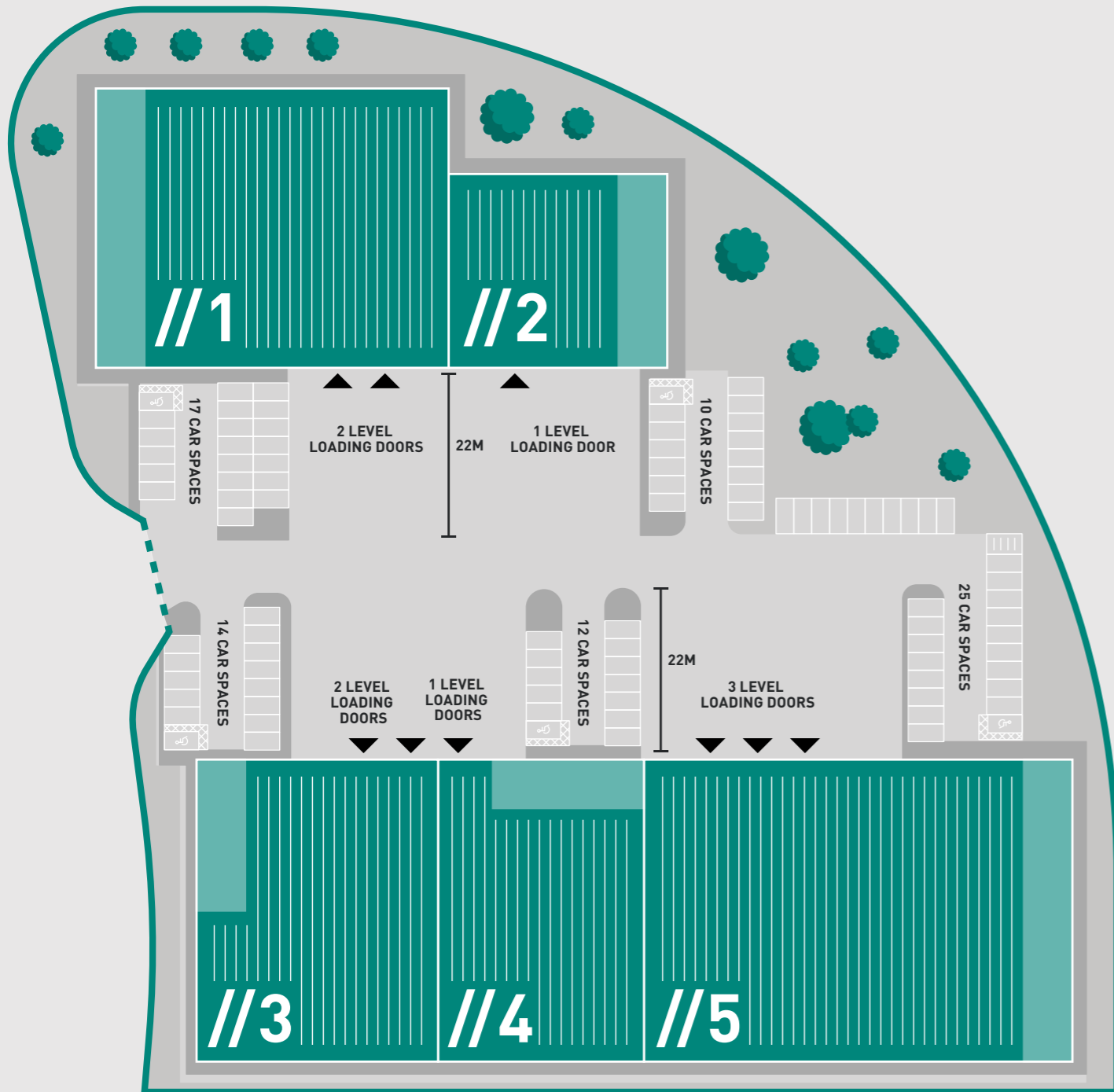
A Development By

TUNGSTEN
PROPERTIES

// FILTON

BRAND NEW WAREHOUSE/TRADE COUNTER

// TOTAL SITE AREA
4.34 ACRES



BEST IN CLASS



22M
YARD DEPTH



LEVEL ACCESS
LOADING DOORS



FIRST FLOOR
OFFICES



HIGH PROFILE LOCATION
WITH UP TO 20,000
PASSING VEHICLES PER



8-9.3M
HAUNCH HEIGHT



50KN/M2
FLOOR LOADING



SELF-CONTAINED
SITE



10VA PER SQ FT
POWER SUPPLY



EPC
RATED 'A'



EV
CHARGING



BREEAM
'EXCELLENT'



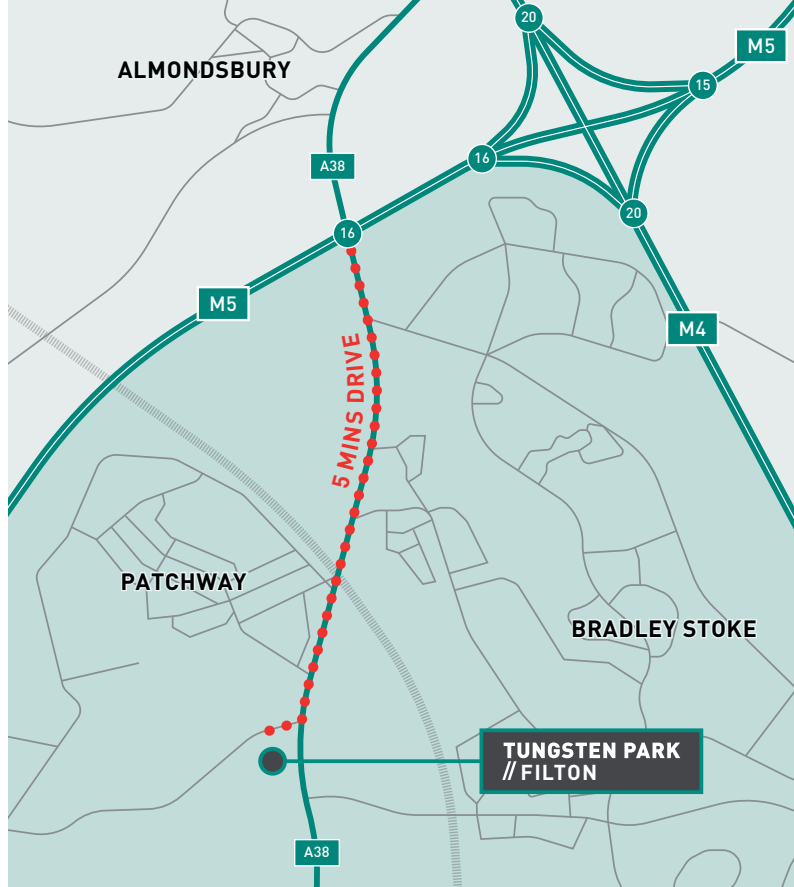
SOLAR
PV

SPACE FOR ALL

UNIT 1	SQ FT	SQ M	UNIT 2	SQ FT	SQ M
WAREHOUSE	20,400	1,895	WAREHOUSE	8,500	790
OFFICES	2,600	242	OFFICES	1,700	158
TOTAL GIA	23,000	2,137	TOTAL GIA	10,200	948
POWER		180KVA	POWER		90KVA

UNIT 3	SQ FT	SQ M	UNIT 4	SQ FT	SQ M	UNIT 5	SQ FT	SQ M
WAREHOUSE	15,000	1,394	WAREHOUSE	13,000	1,208	WAREHOUSE	27,000	2,508
OFFICES	1,500	139	OFFICES	1,500	139	OFFICES	3,000	279
TOTAL GIA	16,500	1,533	TOTAL GIA	14,500	1,347	TOTAL GIA	30,000	2,787
POWER		125KVA	POWER		135KVA	POWER		260KVA





DEMOGRAPHICS



AVERAGE SALARY FOR WAREHOUSE WORKERS BELOW NATIONAL AVERAGE. APPROX. £20,536 PA



67% OF THE LOCAL POPULATION ARE ECONOMICALLY ACTIVE



UNEMPLOYED POPULATION AVAILABLE FOR WORK: 26,010 PEOPLE



C15,000 PEOPLE APPROX. WITHIN A 30 MINUTE DRIVE TIME ARE EMPLOYED IN THE TRANSPORT AND STORAGE SECTOR

SOURCE: NOMIS

DISTANCE TO / DRIVE TIMES

PLACES	MILES	TIME
M5 J16	1.8	5 MINS
M4 J20	2.7	7 MINS
FILTON	5	12 MINS
BRISTOL	8.3	19 MINS
LONDON	117	2 HR 32 MINS

AIRPORTS	MILES	TIME
BRISTOL	13.5	33 MINS
HEATHROW	103	1 HR 47 MINS

PORTS	MILES	TIME
AVONMOUTH	7.6	16 MINS
SOUTHAMPTON	106	1 HR 2 MINS

SOURCE: GOOGLE MAPS

FURTHER INFORMATION:
PLEASE CONTACT THE AGENTS FOR DETAILED FLOOR PLANS AND SPECIFICATION



0117 945 8814
KnightFrank.co.uk

RUSSELL CROFTS
07990 707 723
RUSSELL.CROFTS@KNIGHTFRANK.COM



www.htc.uk.com

SIMON HARVEY
07785 222 868
SIMON.HARVEY@HTC.UK.COM

For the joint agents and the vendors or lessors of this property whose agents they are, give notice that: 1.) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 2.) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 3.) No person in the employment of the joint agents has any authority to make or give any representation or warranty whatever in relation to this property. March 2026. Designed & produced by cormackadvertising.com