

A development by

EQUATION
PROPERTIES

BGO



MATRIX49
BRISTOL

Matrix 49
Lanson Roberts Road, Severn Beach,
Bristol, BS35 4BR.

A new industrial/distribution development
Unit sizes available from 134,810 - 586,228 sq ft



UNDER OFFER

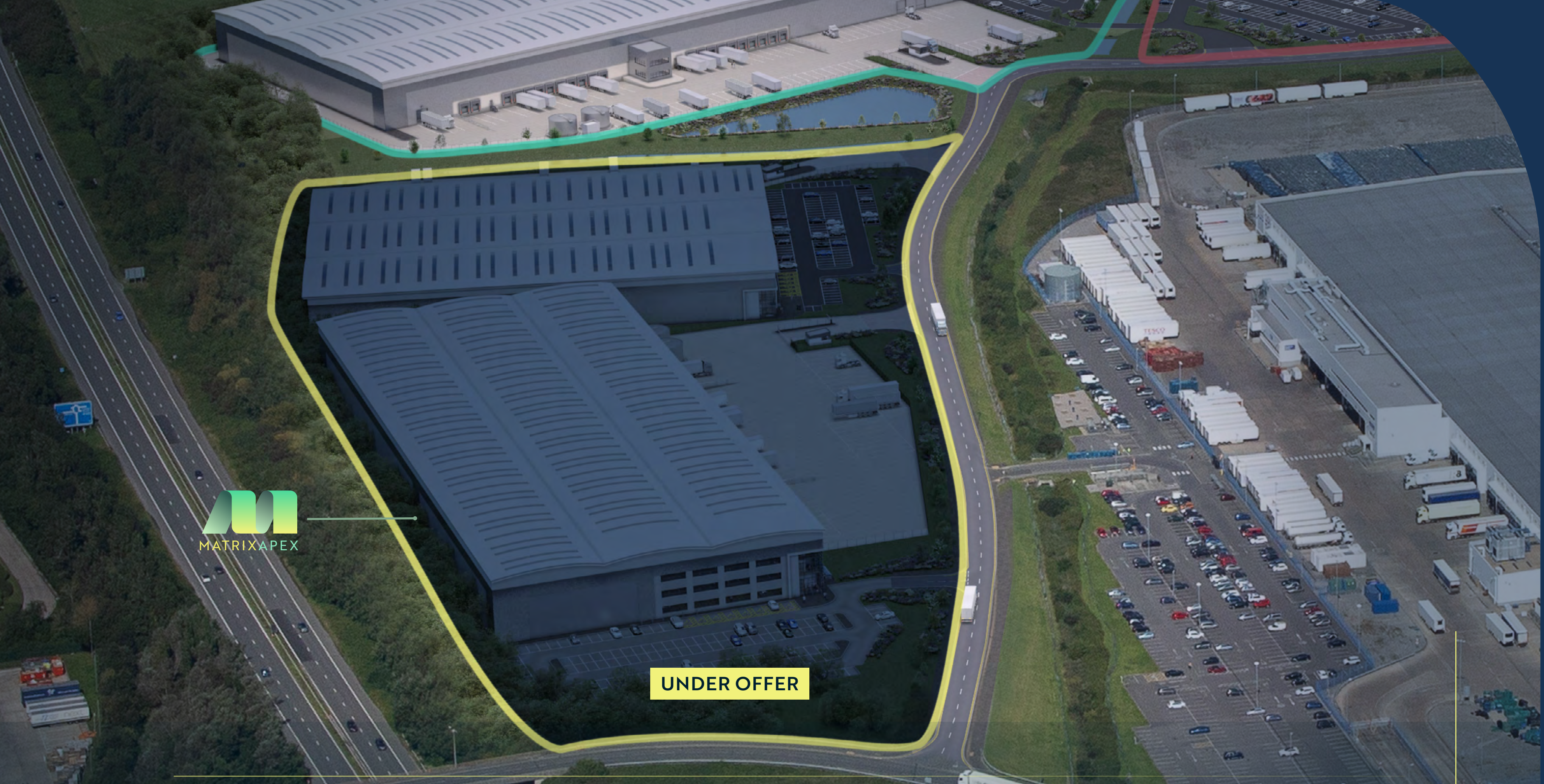
Matrix 49 is a new industrial/distribution development located in Avonmouth, Bristol. The site, which extends to 65 acres, offers a variety of unit sizes ranging up to 586,228 sq ft within three separate phases and totalling over 1.1m.

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.

UNDER OFFER
MATRIX APEX
UP TO
320,000 SQ FT
10 MONTH CONSTRUCTION
PROGRAMME

MATRIX 235
235,235 SQ FT
UNDER CONSTRUCTION
– PC Q3 2025

MATRIX 586
586,228 SQ FT
UNDER CONSTRUCTION
– PC Q1 2026



UP TO
320,000 SQ FT
10 MONTH CONSTRUCTION
PROGRAMME

UNDER OFFER



Flexible unit
sizes available



Planning consent
granted for up to
320,000 SQ FT



Up to 99m
haunch height



B1, B2 & B8
use classes



Fully enabled
and serviced plot



10 month
construction
programme*



Up to
6 MVA

*subject to specification



235,235 SQ FT
UNDER CONSTRUCTION
– PC Q3 2025



235,235 SQ FT



18m
haunch height



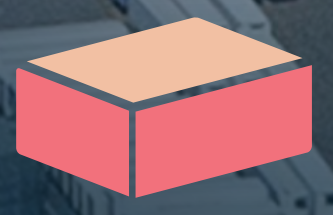
Q3 2025
Delivery



2.6 MVA



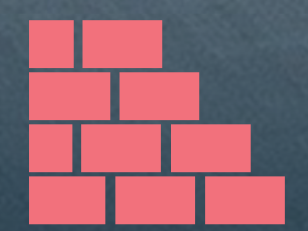
586,228 SQ FT
UNDER CONSTRUCTION
– PC Q1 2026



586,228 SQ FT



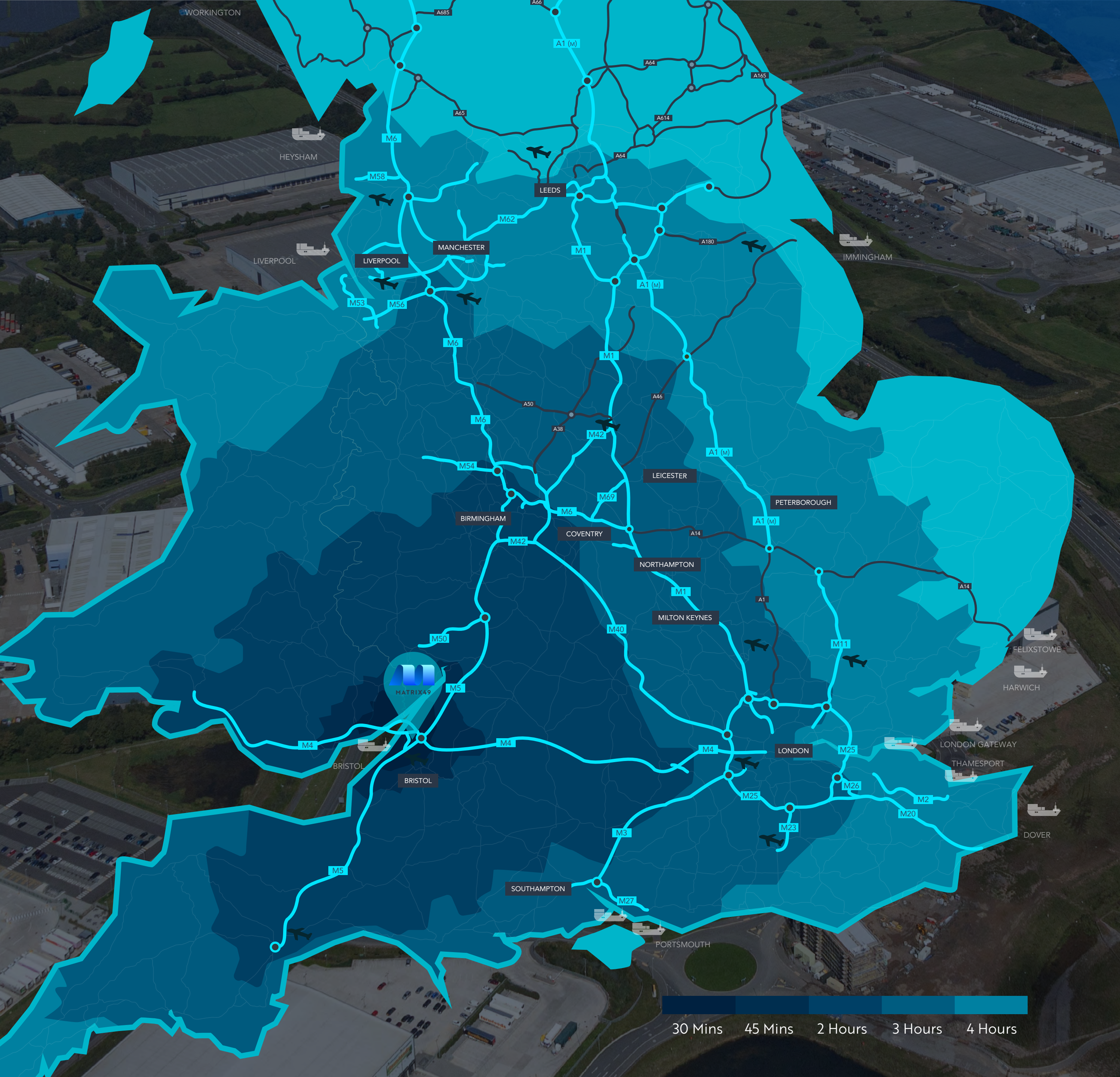
21m
haunch height



Q1 2026
Delivery



Up to
8 MVA



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, 40 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	31.4 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

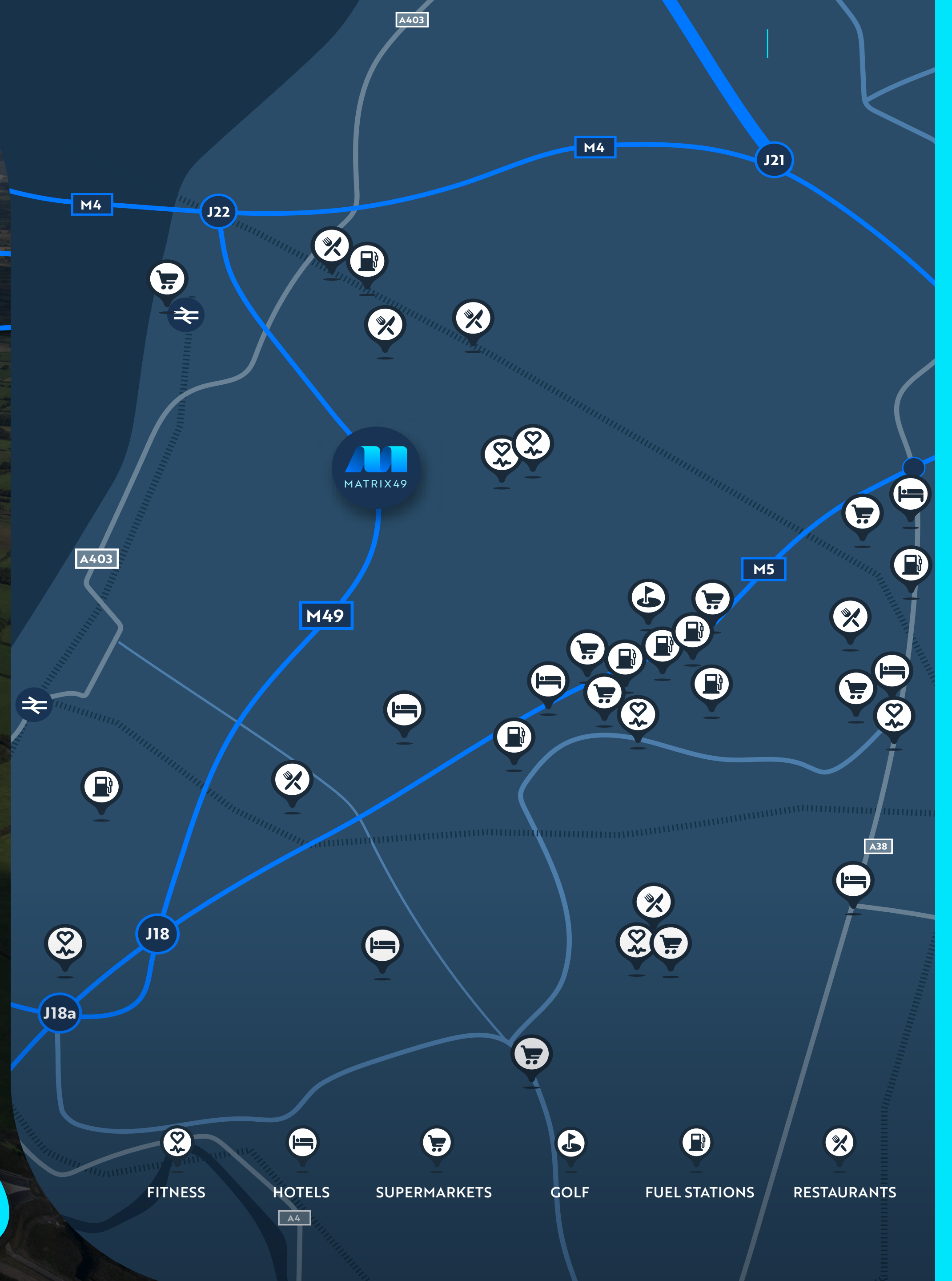
	DISTANCE	JOURNEY
BRISTOL AIRPORT	19.1 MILES	29 MINS
CARDIFF	45.6 MILES	57 MINS
EXETER	79.4MILES	1 HR 15 MINS
HEATHROW	107 MILES	1 HR 46 MINS
GATWICK	137 MILES	2 HRS 15 MINS
STANSTED	168 MILES	2 HRS 53 MINS
LONDON CITY	168 MILES	2 HRS 56 MINS



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

30 Mins 45 Mins 2 Hours 3 Hours 4 Hours



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



93 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.

DEMOGRAPHICS

693,871

working age population within a 30-min drive

1,524,417

working age population within a 45-min drive

82.4%

of the GB population is reachable by HGV in a 4.5 hour drive

1,056,710

total population within a 30-min drive

35,827

people are unemployed within a 45-min drive

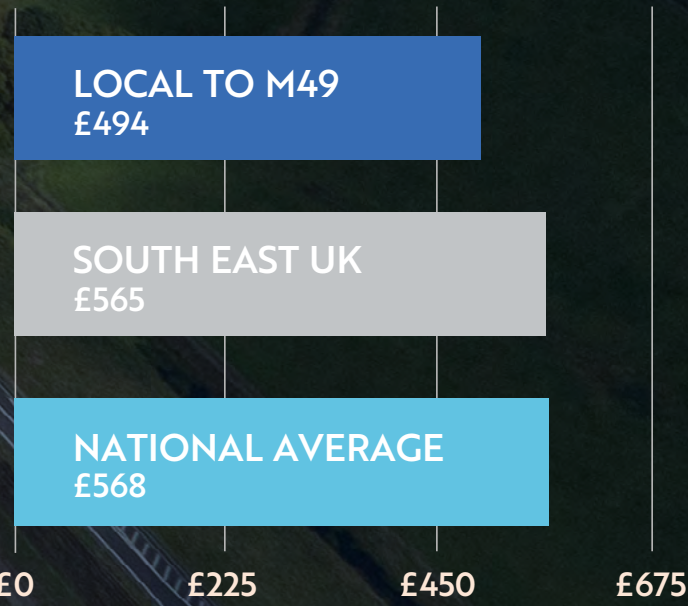
2,370,028

total population within a 45-min drive

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

CHRIS YATES

Chris.Yates@jll.com

07850 658 050

SOPHIE KETTLEWELL

Sophie.Kettlewell@eu.jll.com

07801 667 586


0117 984 2400
020 7493 2180

PAUL HOBBS

Paul.Hobbs@avisonyoung.com

07767 613 489


020 3328 9080
www.dtre.com

JAKE HUNTLEY

Jake.Huntley@dtre.com

07765 154 211

ALICE HAMPDEN-SMITH

Alice.Hampden-Smith@dtre.com

07508 371 884

MAX DOWLEY

Max.Dowley@dtre.com

07548 773 999



MATRIX49
BRISTOL

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.

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MATRIX49BRISTOL.CO.UK



what3words

GEOLOGY.LAKESIDE.TRUCKED

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 of 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. April 2026.