

**Kestrel Park**

Bristol BS35 4GH

**To let**

**6 new industrial/warehouse units**

16,450 - 71,500 sq ft



Chancerygate

# Strategic locations. Sustainable buildings.

Kestrel Park is situated in the South West's premier logistics location, and is host to several national and international occupiers including Farmfoods, Amazon, The Range, DHL, Lidl, Tesco, Next, Royal Mail and GKN.

The property is located on Palmer Avenue nearby to the new proposed Junction 1 of the M49 Motorway (opening Q3 2026) and approximately six miles from Junction 18a of the M5 Motorway.



# Accommodation

All areas are approximate on a GEA (Gross External Area) sq ft basis.

Unit	Ground floor	First floor	Total
1	29,650	3,750	<b>33,400</b>
2	26,600	3,650	<b>30,250</b>
3	17,000	2,800	<b>19,800</b>
4	14,150	2,300	<b>16,450</b>
5	14,150	2,300	<b>16,450</b>
6	16,150	2,650	<b>18,800</b>
		<b>Total</b>	<b>135,150</b>



# Industrial & warehouse 16,450 - 71,500 sq ft

Kestrel Park is a scheme of 6 high quality, flexible industrial/warehouse units with fully fitted first floor offices.

**Available Q4 2026**



50kN sq m floor loading



9.5-12.5m minimum clear internal height



Ability to combine units



Electric loading doors



19-34m yard depths



Fitted first floor offices



Lift



Private gated yards units 1-3 & 6



WCs and shower facilities



Comfort cooling/heating



Kitchenette



Fitted reception



CGI of unit 2



Previous Chancerygate development



Previous Chancerygate development



CGI of units 3-6



**Sustainable approach.**  
**Positive impact.**

We take a forward-thinking approach to minimise our impact on the environment, from design and construction through to operation. Working with leading sustainability consultants, Chancerygate embraces the latest technologies and methods to achieve future-proof solutions.

**Green initiatives at Kestrel Park include:**

- Solar PV panels on all units\*
- High performance insulated cladding and roof materials
- Highly efficient LED lighting
- Low air permeability design
- Electric vehicle charging points
- 15% warehouse roof lights increasing natural day light
- Landscaped communal areas enhancing biodiversity
- External wellbeing areas
- Cycle shelters

\*Savings on electricity of up to 16.7% through use of PVs based on using current energy prices as of March 2026 and assuming 100% PV generation is used.



Targeting  
BREEAM 'Excellent'



Targeting  
EPC A rating

# Right spaces. Right places.

## Kestrel Park, Avonmouth, Bristol BS35 4GH



Road	Distance (miles)	Airport	Distance (miles)
M49 (J1) Opens 2026	0.5	Bristol	19
M5 (J18)	5	Heathrow	110
M48 (J1)	5	East Midlands	129
Town		Sea	
Bristol City Centre	13	Bristol Avonmouth	5
Newport	19	Bristol Royal Portbury	8
Bath	29	Southampton	112
Cardiff	34	London Gateway	177
Gloucester	35	Liverpool	186
Swindon	47		
Exeter	79		
Birmingham	88		
London	125		

**kestrelpark.co.uk**

Contact agents to find out more



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Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted.

All acquiring parties will be required to submit formal documentation to meet anti money laundering regulations. April 2026 / 262723.04/26

**Chancerygate**

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