Kestrel Park

Bristol BS35 4GH

To let

6 new industrial/warehouse units

16,450 - 71,500 sq ft



Chancerygate

a dream company

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 Q4 2026) and approximately six miles from Junction 18a of the M5 Motorway.



TESCO

GKN

Royal Mail

next

DHL

The Range
Home · Leisure · Garden


BART
M49
J1 (opening Q4 2026)
amazon
farmfoods
Palmer Avenue
LIDL

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	**33,400**
2	26,600	3,650	**30,250**
3	17,000	2,800	**19,800**
4	14,150	2,300	**16,450**
5	14,150	2,300	**16,450**
6	16,150	2,650	**18,800**
		Total	**135,150**





Previous Chancerygate development

Units 1 - 2
30,250 - 33,400 sq ft

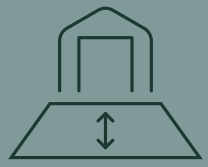
Kestrel Park is a scheme of 6 high quality, flexible industrial/ warehouse units with fully fitted first floor offices.

Available Q1 2027


50kN sq m floor loading


12.5m minimum clear internal height


Electric loading doors


30-33m yard depths


Fitted first floor offices


Lift


Private gated yard


WCs and shower facilities


Comfort cooling/ heating


Kitchenette


Fitted reception



Previous Chancerygate development



Previous Chancerygate development



CGI of unit 2

Units 3 - 6
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 Q1 2027


50kN sq m floor loading


9.5m minimum clear internal height


Ability to combine units


Electric loading doors


19-34m yard depths


Fitted first floor offices


Lift


Private gated yards units 3 & 6


WCs and shower facilities


Comfort cooling/ heating


Kitchenette


Fitted reception



Previous Chancerygate development



Previous Chancerygate development



CGI of units 3-6



Sustainable approach.
Positive impact.

Previous Chancerygate development

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.



Right spaces.
Right places.

Kestrel Park, Avonmouth, Bristol BS35 4GH



Road	Distance (miles)
M49 (J1) Opens 2026	0.5
M5 (J18)	5
M48 (J1)	5

Airport	Distance (miles)
Bristol	19
Heathrow	110
East Midlands	129

Town	
Bristol City Centre	13
Newport	19
Bath	29
Cardiff	34
Gloucester	35
Swindon	47
Exeter	79
Birmingham	88
London	125

Sea	
Bristol Avonmouth	5
Bristol Royal Portbury	8
Southampton	112
London Gateway	177
Liverpool	186

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. October 2026 | 263213.10/26

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