



USE: Large-scale logistics units, warehousing, distribution centres

CURRENT STAGE/STATUS: Operational, mature logistics park

LOCATION: Avonmouth

PLANNING AUTHORITY: Bristol City Council

Cabot Park Avonmouth is one of the south-west's largest and most established logistics and distribution parks, forming a key part of Avonmouth. Developed and managed by Prologis, the park comprises a wide range of large-format warehouse units designed to accommodate national and international occupiers.

The site benefits from excellent strategic connectivity, with direct access to the M5 motorway and close proximity to port operations run by The Bristol Port Company. This makes it an ideal location for distribution networks, import/export logistics and e-commerce fulfilment. Over time, Cabot Park has attracted a strong occupier base across retail, third-party logistics, and manufacturing sectors.

Units are built to modern specifications, with ongoing upgrades to improve sustainability performance, including energy efficiency measures and renewable energy integration. The scale and maturity of the park make it a cornerstone of Bristol's industrial market, supporting significant employment and economic activity.

KEY FACTS:

- Established multi-phase industrial park since the early 2000s
- Major occupiers in logistics, retail, and distribution
- Large-format, high-spec warehouse units
- Significant employment hub

INVESTMENT OPPORTUNITY:

As a mature and well-established park, it is particularly suited to institutional investors seeking reliable rental income from high-quality tenants.

Investment opportunities are primarily focused on acquiring standing assets, forward funding any remaining plots, or undertaking asset management initiatives such as refurbishment, lease restructuring, and ESG improvements. The strength of the Avonmouth location supports low-vacancy rates and steady rental growth.