XFlow 338

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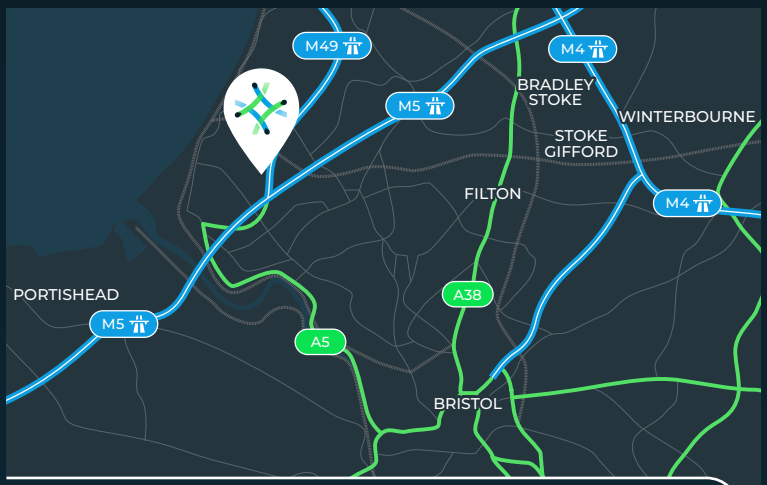
Cabot Park, Bristol, **BS11 0YH**
///facing.icons.stick

Modern distribution / warehouse facility

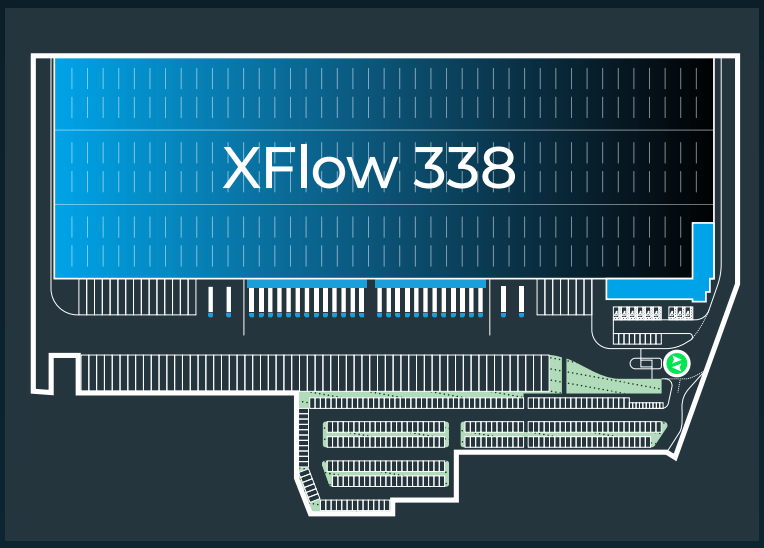
338,230 sq ft
Available to let | To be refurbished | Available Q2 2027



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SAT NAV: BS11 0YH WHAT3WORDS: FACING.ICONS.STICK



Location

XFlow 338 is located at Cabot Park, less than 5 miles from Junction 18/18a of the M5/M49, providing excellent connectivity to the M4 and wider motorway network.

Drive Times	Distance	Minutes
M5 Junction 18/18a	2 Miles	7
M4 Junction 22	9.2 Miles	18
Bristol Airport	13.7 Miles	32
Cardiff	37 Miles	56
Exeter	76.8 Miles	1 Hr 32

Accommodation

XFlow 338 provides 338,230 sq ft of modern cross-docked distribution accommodation, available to let following refurbishment.

XFlow 338	Sq ft	Sq m
Warehouse	317,094	29,458
Ground floor offices	7,157	665
First floor offices	6,863	638
Second floor offices	7,116	661
Total	**338,230**	**31,422**

- 25 Dock level loading doors
- 4 Level access doors
- 50kN/m2 floor loading
- 12m Clear eaves height
- 251 Car parking spaces
- 79 HGV parking with 49 Additional spaces
- Three-storey offices
- Passenger lifts to all floors
- 50m Yard depth
- Security gatehouse with 24/7 access
- Quality landscaped environment
- EPC rating 'B'



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