



# TEMPORARY WAREHOUSE BUILDING TO LET

## Severn Distribution Centre

Sharpness, Gloucestershire GL13 9UQ

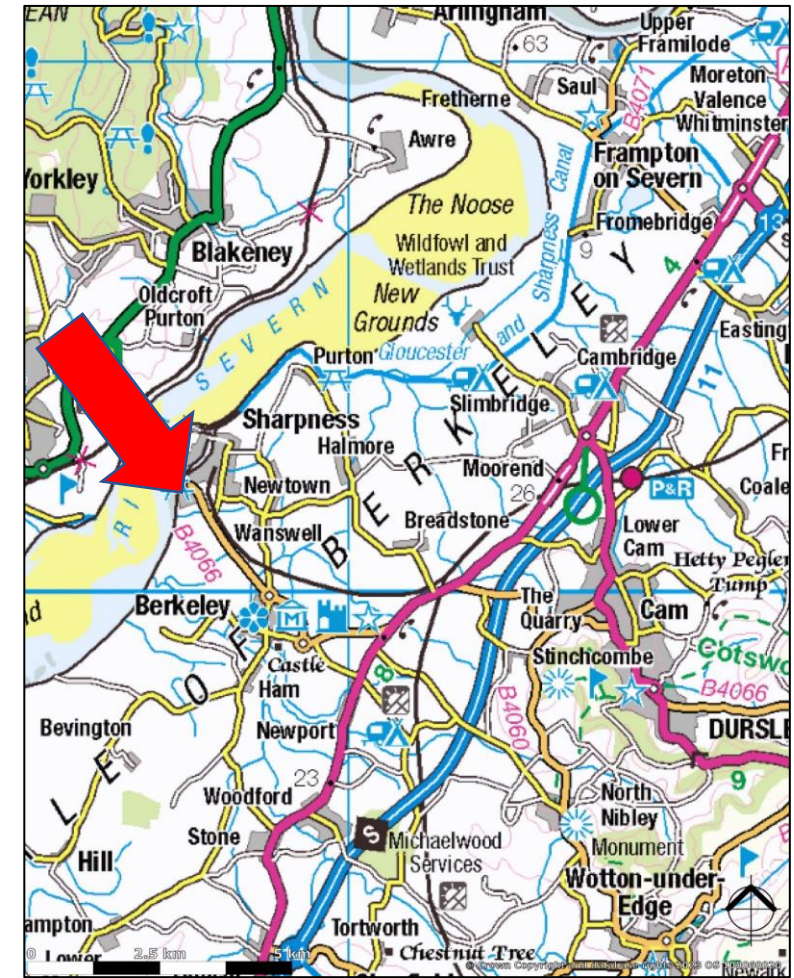
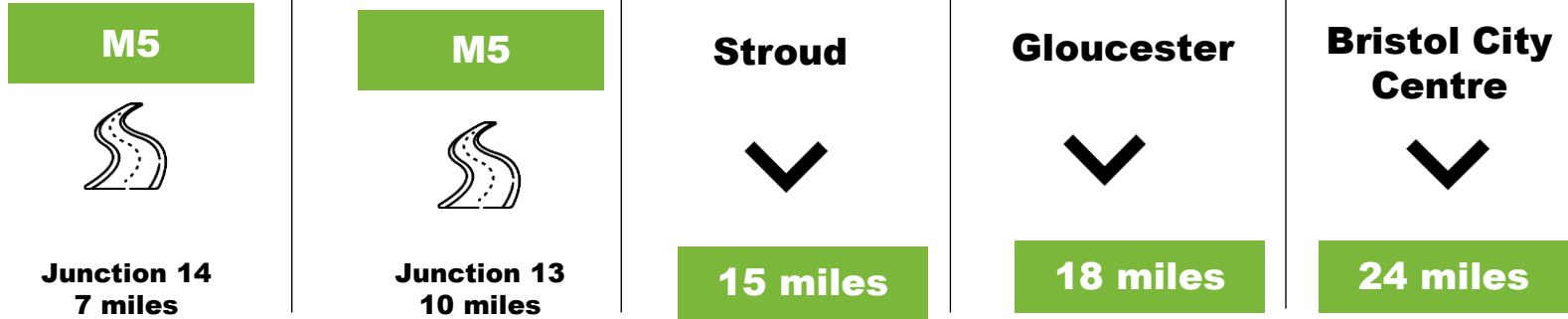
35,402 sq ft (3,288.85 sq m)

- Available on a new short term lease arrangement
- Potential to include 1.5 acre yard

# Location

Severn Distribution Centre is located approximately 7 miles from Junction 14 of the M5 motorway and approximately 10 miles from Junction 13 of the M5 motorway. Stroud is approximately 15 miles, Gloucester approximately 18 miles and Bristol City centre approximately 24 miles. The M5/M4 Almondsbury interchange is approximately 15 miles south.

Severn Distribution Centre is one of the largest estates in single ownership in the South West. The site is managed to provide 24 hour manned security, 24 hour operation is possible and CCTV within a secure perimeter fence..



# Accommodation

## Description

The temporary warehouse building is of lightweight framed construction in a double bay configuration with two level access loading doors.

The structure provides for an internal clear height of approximately 6 metres and a laid over tarmacadamed surface.

Externally up to 1.5 acres of yard space could be made available if required.

## Floor Areas

Area	Sq ft	Sq m
Warehouse	35,402	3,288.85
<b>TOTAL</b>	<b>35,402</b>	<b>3,288.85</b>



# Planning | Rates | EPC | Terms

## **Services**

We are advised that electricity is connected to the property. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

## **Business Rates**

Occupiers benefit from a competitive business rates situation.

## **Code for Leasing**

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

## **Lease Terms**

The property is available on a new lease on terms to be agreed outside the security of tenure and compensation provisions of the Landlord & Tenant Act 1954.

## **Rent**

On application.

## **Legal Costs**

Each party is to be responsible for their own legal costs.

## **References/Rental Deposits**

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

## **VAT**

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

## **AML**

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

# Viewing Arrangements

For further information or to arrange a viewing, please contact the Joint Agents:



## Alder King Property Consultants

Brunswick House  
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GL3 4AA

[www.alderking.com](http://www.alderking.com)

**AK Ref:** AJGR/LDG/99-263

**Date:** February 2023

**Subject to Contract**



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### 3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.