SEVERNBANKS

CENTRAL AVENUE, AVONMOUTH, BRISTOL, BS10 7SD

OPEN STORAGE PLOTS TO LET

c. 2.4 - 4.3 ACRES (1 - 1.7 HA)

LAST 4 PLOTS REMAINING

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LOCAL OCCUPIERS

The site occupies a prominent position to the rear of the Severnview Industrial Park which fronts Severn Road (A403) and Central Avenue from which access to the scheme is obtained.

159,693 SQ FT
Logistics Hub

1.2 MILLION SQ FT
Logistics Centre

33.4 ACRES
on Central Park

600,000 SQ FT
Logistics Centre

LAST 4 PLOTS REMAINING TO LET

LEASE TERM FLEXIBILITY

OPEN STORAGE PLOTS TO LET c. 2.4 - 4.3 ACRES

DESCRIPTION

The available plots are highlighted on the attached plan and offer a variety of hard surfaced / stoned areas.

A design build service (subject to terms) is available for those requiring Logistics / Production buildings.

Plot E1	Approx. 3.9 Acres	Tarmac Surface	**AVAILABLE NOW**
Plot S1	Approx. 3.9 Acres	Consolidated Stone Surface	**AVAILABLE NOW**
Plot W3 / S8	Approx. 2.4 Acres	Tarmac Surface	**AVAILABLE NOW**
Plot E6	Approx. 4.3 Acres	Tarmac Surface	**AVAILABLE FROM OCTOBER 2025**

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LOCATION

Junction 18 of the M5 motorway is approximately 6 miles to the south with Junction 1 of the M48 approximately 5.5 miles to the north. J1 of the M49 (opening date awaited) will be accessed via Western Approach/Central Park.

ADJACENT
DB Rail freight terminal

5 MILES
Avonmouth Docks & Royal Portbury Docks

1 MILE
from the new M49 J1 (opening date awaited)

90 MINUTES
London via Bristol Parkway Station

20 MILES
Bristol International Airport

7 MILES
M4/M5 motorway interchange

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SITUATION

Junction 1 M49*	1.0 miles	4 mins
Avonmouth Docks	2.0 miles	8 mins
Bristol City Centre	7.0 miles	21 mins
Portbury Docks	7.5 miles	19 mins
Bristol Airport	13 miles	30 mins
Cardiff	36 miles	45 mins
Swindon	47 miles	55 mins
Exeter	76 miles	1hr 23 mins
Birmingham	89 miles	1hr 44 mins
Southampton	107 miles	1hr 56 mins

*Opening date awaited

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LEASE

The plots are offered by way of new FRI leases for terms of years to be agreed to incorporate 5 yearly upward only rent reviews to the greater of the passing, the open market rent or annual CPI subject to a minimum of 2% and maximum of 5% pa. All leases will be drafted outside the Security of Tenure provisions of the 1954 Landlord & Tenant Act. The quoting rental will be dependent upon site surface, lease term and financial covenant.

OPEN STORAGE LEASE TERM FLEXIBILITY

Short Term Leases

In addition to conventional lease arrangements short term flexible agreements, allowing for swift occupation will be considered for terms of between 6 months to 3 years subject to landlord only 'lift and shift' clauses.

Arrangements on this basis will be drafted outside the Security of Tenure provisions of the Landlord & Tenant Act.

PLANNING

The site was formerly used for a variety of manufacturing / distribution and open storage uses.

Interested parties should make their own enquiries to the Planning Department of South Gloucestershire Council.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

RENT

Specific rental proposals will be provided when the term of occupation and prospective tenant's financial covenant have been assessed.

BUSINESS RATES

The Rates Liability will need to be re-assessed when the plots are let. Interested parties should make their own enquiries to South Gloucestershire Council to ascertain the exact rates payable www.voa.gov.uk.

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 landlords discretion. The Code for Leasing Business Premises in England and Wales 2007. Please see www.leasingbusinesspremises.co.uk.

ANTI-MONEY LAUNDERING

The occupier will be required to submit documentation to satisfy anti-money laundering regulations.

VIEWING ARRANGEMENTS

For further information or to arrange an inspection, please contact the joint agents.

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Asbestos Regulations: 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 Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King / Avison Young and accordingly we recommend you obtain advice from a specialist source.
VAT: Under the Finance Acts 1989 and 1997, VAT may be levied on the Rent/Sale price. We recommend that the prospective tenants/purchasers establish the implications before entering into any agreement.
Subject to Contract: Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol, BS8 3BA. A list of all Members is available at the registered office.
Important Notice: These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.
Anti-Money Laundering Regulations: In accordance with Anti-Money Laundering Regulations, evidence of identity and source of funding will be required from the successful purchaser/tenant prior to instructing solicitors.

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