



SEVERN BANKS

CENTRAL AVENUE, AVONMOUTH, BRISTOL, BS10 7SD

**OPEN STORAGE
PLOTS TO LET**

**2 - 100 ACRES SQ FT
(0.8 - 40.5 HA) APPROX**

**DESIGN & BUILD
SERVICE AVAILABLE
UP TO 1M SQ FT**



WWW.SEVERNBANKS.CO.UK



ADJACENT

DB Rail freight terminal

90 MINUTES

London via Bristol Parkway station

5 MILES

Avonmouth Docks & Royal Portbury Docks

7 MILES

M4/M5 motorway interchange

20 MILES

Bristol International Airport

LOCATION

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

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 is currently under construction and will be accessed via Western Approach / Central Park.



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





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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.

DESIGN BUILD SERVICE

The developers, subject to terms, are able to offer a design and build service to parties requiring Logistics / Production & office buildings with a team in place to respond quickly against an agreed specification.

LEASE

The plots are available by way of new Full Repairing and Insuring leases for terms of years to be agreed, to incorporate regular upward only rent reviews to be drafted outside the Security of Tenure Provisions of the 1954 Landlord and Tenant Act.

Rent reviews will be to the greater of the passing, Open Market rental or annual RPI subject to a minimum of 2% and maximum of 5% per annum.

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 .



Not to scale.
Preliminary Issue.

J1 M48

A403 Severn Rd

J18/ 18A M5




**OPEN STORAGE
 PLOTS TO LET**


**PLOTS FROM
 2- 100 ACRES**


**LEASE TERM
 FLEXIBILITY**


**1 MILE FROM THE
 NEW J1 M49
 (UNDER CONSTRUCTION)**


**DESIGN & BUILD SERVICE
 AVAILABLE UP TO 1M SQ FT**



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Legal Costs

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

Rent

Upon application.

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 District 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.

WWW.SEVERNBANKS.CO.UK

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



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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Viewing Arrangements

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

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