

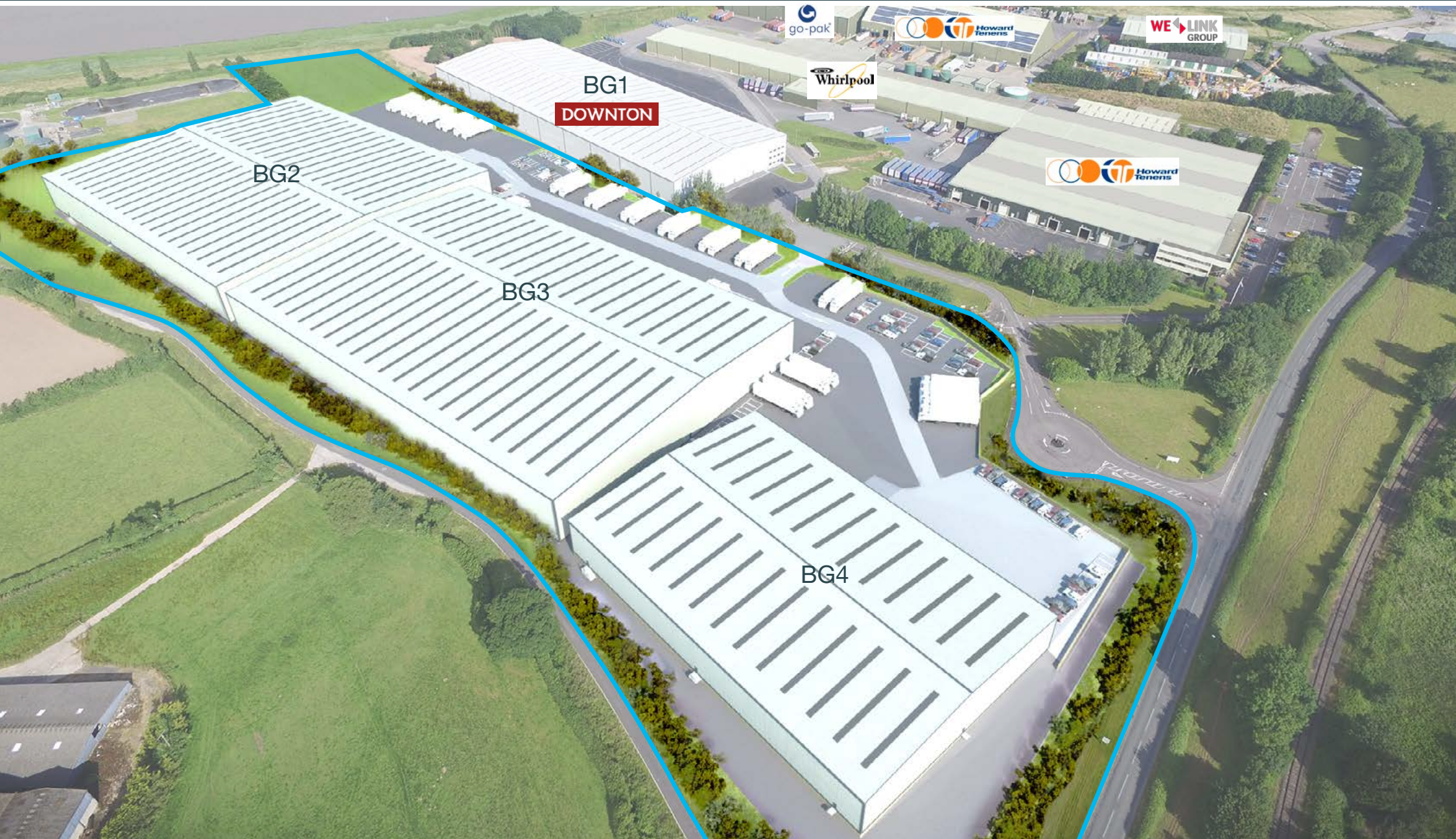
TO LET

New Warehouse Buildings

67,000 sq ft and up to 467,000 sq ft

Bristol Gateway

Gloucestershire GL13 9UQ



LOCATION

The property is located at the entrance to Severn Distribution Park at Sharpness, equidistant from Junction 13 and 14 of the M5 providing excellent access to the national motorway network.

Severn Distribution Park is one of the largest estates in single ownership in the South West and has potential to provide over 1 million sq ft (92,903 sq m) of warehousing accommodation.

BG1 comprising of 169,000 sq ft of warehouse was speculatively developed in 2016. The unit was let within 6 months of completion. Occupiers on the estate include CM Downton, Go-Pak, Whirlpool, WeLink and Howard Tenens Logistics.

DESCRIPTION

The second phase of Bristol Gateway provides a scheme of up to 3 new purpose built warehouse units of institutional specification on a self contained site within Severn Distribution Park.



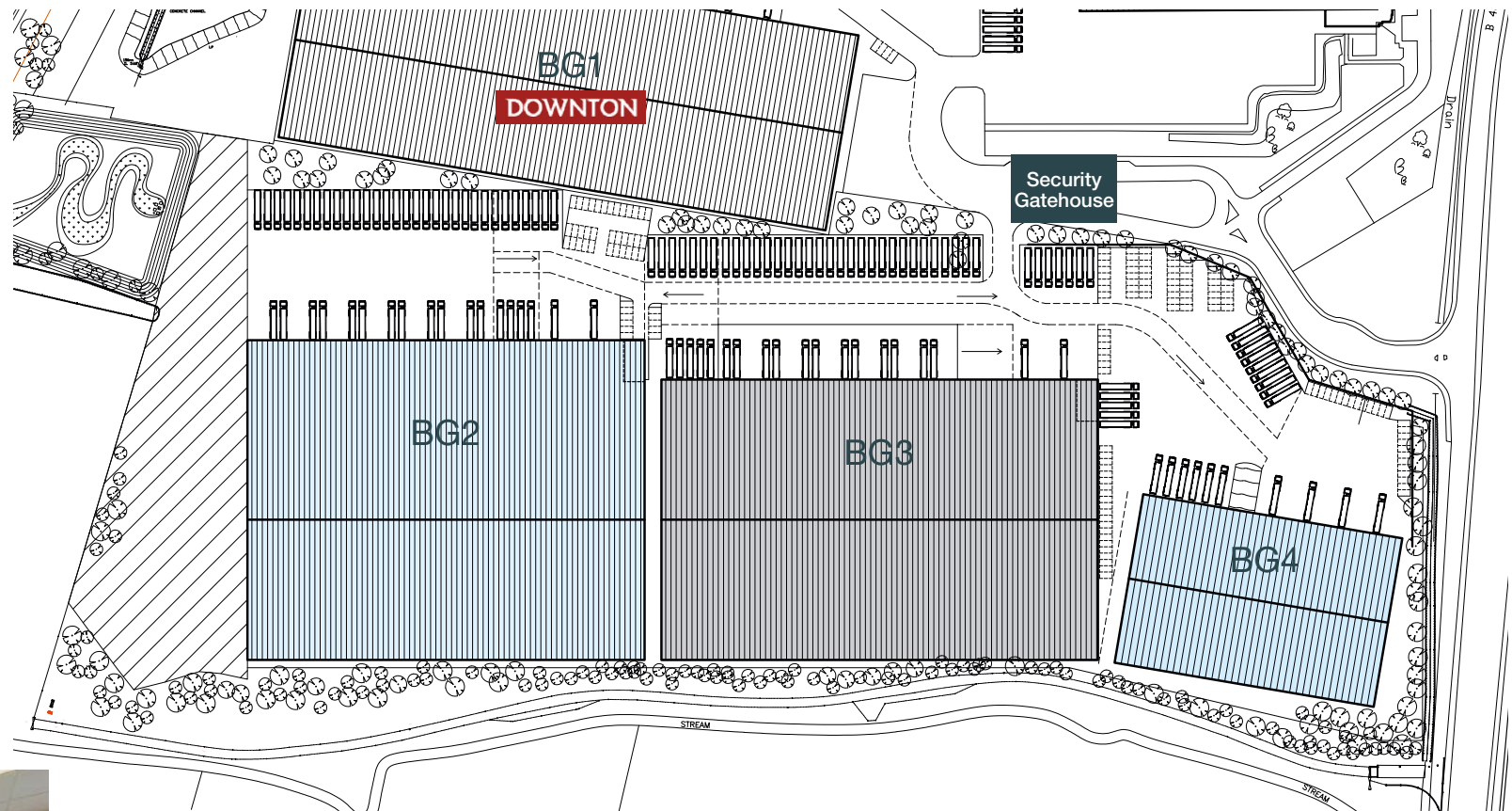
SPECIFICATION

All the units will benefit from:-

- 24 hour site operation
- 24 hour manned security
- CCTV
- Secure perimeter fencing
- Fuel bunkering available
- 2 storey offices

TERMS

- Competitive business rates
- Fast decision making



BG1 internal

Unit 2 Specification

- 193,750 sq ft new warehouse
- 16m eaves height
- 22 dock level loading doors
- 2 level loading doors
- Large yard

Unit 3 Specification

- 186,500 sq ft new warehouse
- 16m eaves height
- 24 dock level loading doors
- 2 level loading doors
- Large yard

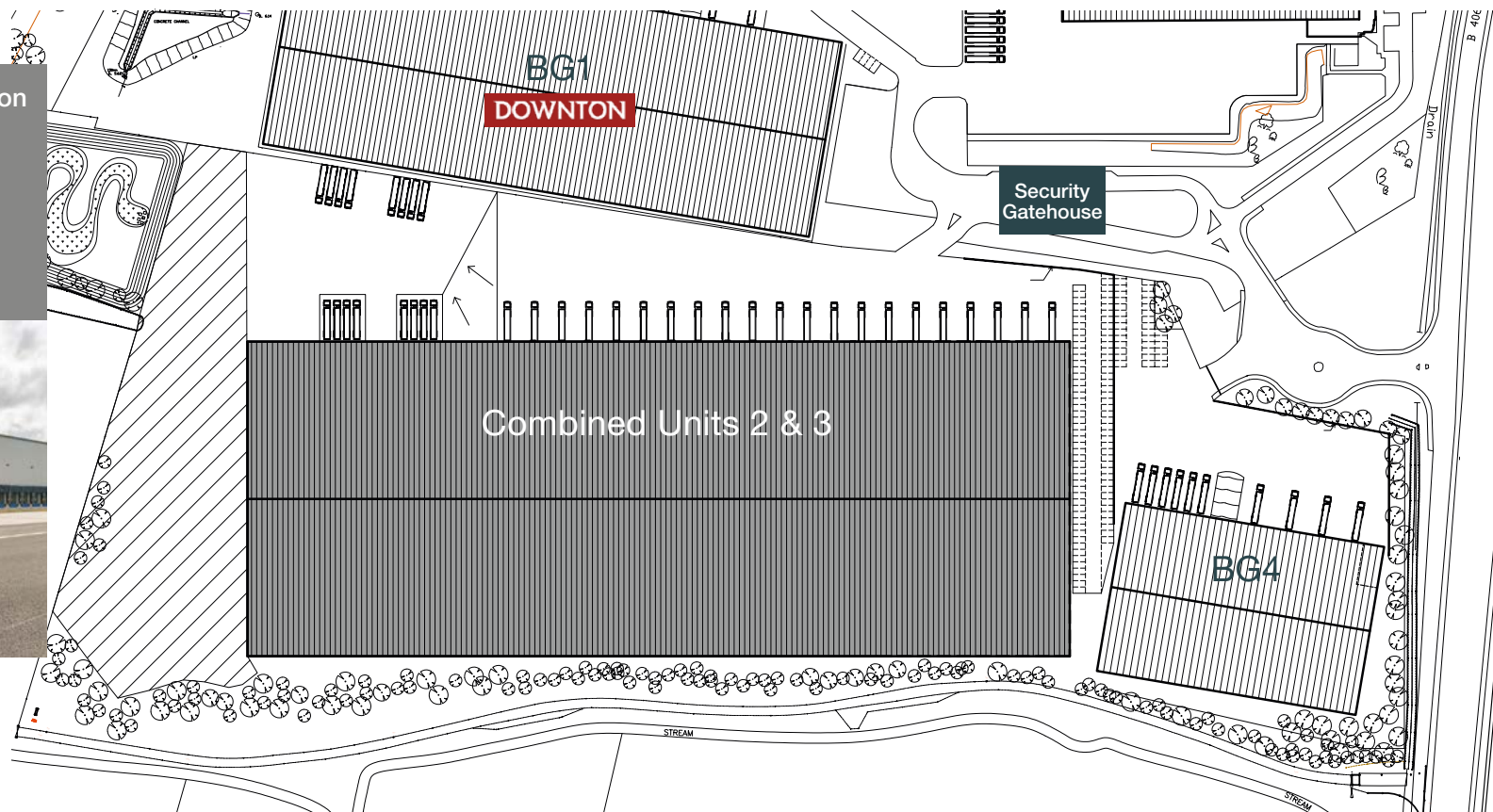
Unit 4 Specification

- 67,000 sq ft new warehouse
- 12m eaves height
- 4 dock level loading doors
- 2 level loading doors
- Yard and circulation areas

COMBINED UNITS

Combined Units 2 & 3 Specification

- 390,000 sq ft new warehouse
- 16m eaves height
- 33 dock level loading doors
- 4 level loading doors
- Large yard



FURTHER INFORMATION

For further information please contact the agents:

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