



**SEVERN BANKS**

CENTRAL AVENUE, AVONMOUTH, BRISTOL, BS10 7SD

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## OPEN STORAGE PLOTS TO LET

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**C. 2.4 – 14 ACRES  
(1 – 5.6 HA)**

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**1 MILE FROM THE  
NEW J1 M49  
(ONCE OPENED)**

**[WWW.SEVERNBANKS.CO.UK](http://WWW.SEVERNBANKS.CO.UK)**





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## 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.



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.

## OPEN STORAGE PLOTS TO LET

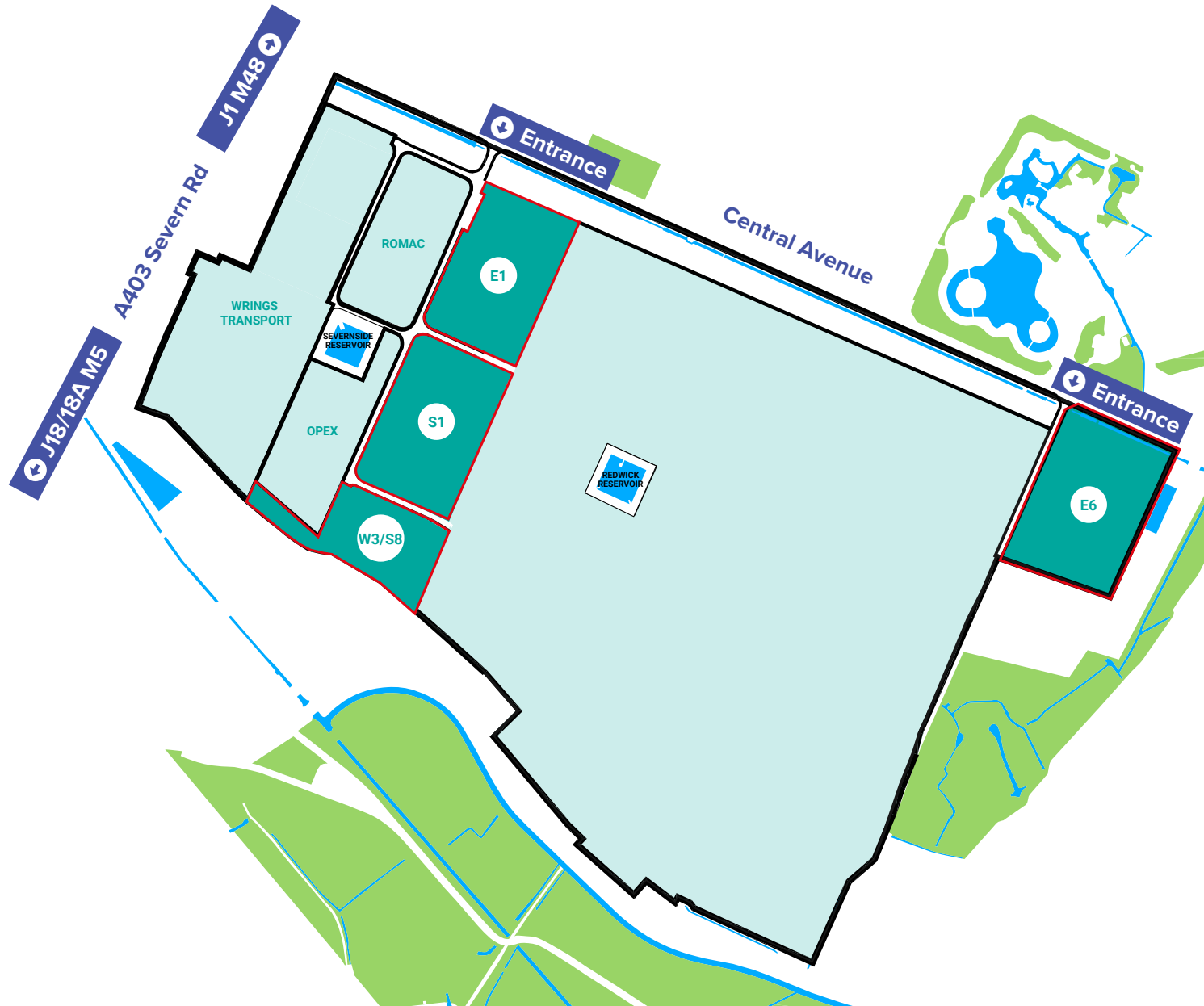
|              |                  |        |
|--------------|------------------|--------|
| PLOT E1      | APPROX 3.8 ACRES | TO LET |
| PLOT S1      | APPROX 3.9 ACRES | TO LET |
| PLOT W3 / S8 | APPROX 2.4 ACRES | TO LET |
| PLOT E6      | APPROX 4.2 ACRES | TO LET |



OPEN STORAGE  
PLOTS TO LET  
C. 2.4 - 14 ACRES



LEASE TERM  
FLEXIBILITY





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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 (once opened) will be accessed via Western Approach/Central Park.

## ADJACENT

DB Rail freight terminal

## 1 MILE

From the new J1 M49 (once opened)

## 5 MILES

Avonmouth Docks & Royal Portbury Docks

## 90 MINUTES

London via Bristol Parkway station

## 7 MILES

M4/M5 motorway interchange

## 20 MILES

Bristol International Airport





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|                     |           |             |
|---------------------|-----------|-------------|
| 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 |



**1 MILE FROM THE  
NEW J1 M49**  
(ONCE OPENED)



## 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 .

## 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 Council to ascertain the exact rates payable [www.voa.gov.uk](http://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](http://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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**James Short**  
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**Andrew Ridler**  
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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.

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**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.