



1500 WESTERN APPROACH

GOVIER WAY, SEVERNSIDE, BRISTOL, BS35 4GG



TO LET 66,091 SQ FT (6,140.14 SQ M)

THE SOUTH WEST'S PREMIER DISTRIBUTION PARK



1500 WESTERN APPROACH DISTRIBUTION PARK
GOVIER WAY, SEVERNSIDE, BRISTOL, BS35 4GG

66,091 SQ FT (6,140.14 SQ M)
TO LET



Description

- **Secure fenced self-contained site with 360 degree circulation.**
- Modern detached distribution unit with integral two storey offices.
- Steel portal frame construction, with profile metal sheet clad elevations.
- Pitched roof with 15% translucent roof panels.
- 9.82m eaves height, 8.53m minimum clear height. 12.56m to the apex.
- Two dock level and two ground level loading doors to front elevation.
- Two large ground level loading doors, measuring 6.80m by 7.00m high.
- 4.19 acres providing 36% site coverage.

Services

We understand that mains services are provided to the property including water, drainage, gas, and 3 phase electricity.

Energy Performance

A full Energy Performance Certificate (EPC) is available upon request. The property has been given an EPC rating of C (66).

Accommodation

The Property has been measured in accordance with the RICS Code of Measuring Practice (6th edition) as follows:

Accommodation	Sq M	Sq Ft
Warehouse	5,890.28	63,401
Ground Floor Offices / Ancillary	137.46	1,480
First Floor Offices / Ancillary	112.40	1,210
Total GIA	6,140.14	66,091
Site Area	1.70 ha	4.19 acres





Situation

- Prime logistics location for Bristol and the South West region.
- Less than ½ mile from new M49 motorway junction (under construction).
- A403 Severn Road provides direct access to M5 and M48.
- Multimodal connections by road, rail and sea.
- Improved local amenities including proposed hotel, petrol filling station, and convenience food retail development.

Travel Distances

Junction 1 of the M48 motorway	4.8 miles	8 mins
Railfreight Terminal	5.0 miles	11 mins
Avonmouth & Avonmouth Docks	6.2 miles	15 mins
Junction 18/18A of the M5 motorway	7.4 miles	15 mins
M4/M5 Interchange	9.1 miles	12 mins
Bristol City Centre	13.2 miles	31 mins
Bristol International Airport	17.6 miles	34 mins
Birmingham	97.7 miles	1hr 38 mins
London	124 miles	2hr 33 mins





1500 WESTERN APPROACH DISTRIBUTION PARK
GOVIER WAY, SEVERNSIDE, BRISTOL, BS35 4GG

66,091 SQ FT (6,140.14 SQ M)
TO LET



Labour costs in the South West (Greater Bristol) are 4% lower than the national average



c. 900,000 people within a 30 minute drive time



c. 20,000 people in the LEP area unemployed and actively seeking work



Brand new Junction 1 M49 reducing drive time significantly



Self-contained site with 360 degree circulation

Planning

The property has previously been used for Class B8 Storage & Distribution purposes, and we anticipate would also be suitable for Class B1(c) Light Industrial and Class B2 General Industrial subject to any necessary planning consents. Interested parties are advised to make their own enquiries with the local planning authority.

Rateable Value

The property is listed in the Valuation List 2017 as Store and premises, with a Rateable Value of £320,000.

Tenure

The property is available by way of a new Full Repairing and Insuring (FRI) lease, for a term of years to be agreed, subject to status.

Rent

Upon application.

VAT

All figures are quoted exclusive of VAT which will be charged at the appropriate rate.

Legal Costs

Each party is to bear their own legal, surveyors or other costs incurred in any transaction.

Anti-Money Laundering

The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.

Contact Us



Ed Rohleder
07775 115969
ed.rohleder@cushwake.com

Chris Yates
07850 658050
chris.yates@cushwake.com



Philip Cranstone
07717 587726
Philip.cranstone@cbre.com

Alex Quicke
07867 193908
Alex.quicke@cbre.com

