169,000 sq ft
(15,700 sq m)

future.solid.funky

TO LET

Available
Dec 2026

INDUSTRIAL WAREHOUSE

Rental from £4.95 psf

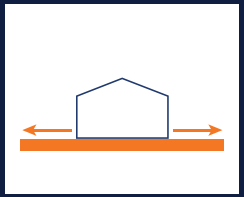
Bristol Gateway

UNIT H - Severn Distribution Centre

Gloucestershire, GL13 9UQ

SPECIFICATIONS

Bristol Gateway provides a purpose built warehouse unit of institutional specification on a self contained site within Severn Distribution Park.

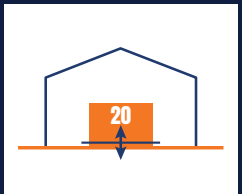


Large Yard (ability to provide up to 15 acres subject to agreement)

Bonded Warehousing Available

14m Eaves Height

4 Level Loading Doors



20 Dock Level Loading Doors

24hr Manned Security with Secure Perimeter Fence

Fuel Bunkering Available

2 Storey Offices

Terms

- Competitive all inclusive rental packages
- Flexible leases
- Fast decision making process
- Up to 16 acres of surfaced yard available by way of separate negotiation

ACCOMMODATION COMPRISES OF...		
	Sq ft	Sq m
Warehouse	166,030	15,424.18
Office & Ancillary (Ground floor)	990	91.97
Office & Ancillary (First Floor)	990	91.97
Plant Room (Second Floor)	990	91.97
Total (GIA)	**169,000**	**15,700.09**

A typical office interior

Warehouse aerial view

Warehouse interior

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 of warehousing accommodation.

Bristol Gateway, 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 consist of Go-Pak, Coku and Howard Tenens Logistics.

Front view of the warehouse loading bays

Empty warehouse with 2 storey office

Further Information

Bristol Gateway Industrial Storage
UNIT H - Severn Distribution Centre

TERMS
The property is available by way of a new full repairing and insuring lease on term of years to be agreed.

RENTAL
Upon Application.

PLANNING
The property has B8/E planning consent.

EPC
The property has an EPC rating of 3A.

RATEABLE VALUE
The property is currently being re assessed following the refurbishment for business rates purposes.

VAT
The property is elected for VAT and therefore VAT is payable on the rental.

AML
An acquiring party will be required to provide relevant information to satisfy the AML requirements.

FOR FURTHER INFORMATION OR TO ARRANGE AN INSPECTION, PLEASE CONTACT THE JOINT AGENTS.

Howard Tenens Property, Alder King and Messrs Savills (UK) Ltd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: 1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer of contract. 2. All descriptions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as either statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. All dimensions are approximate. 3. No persons in the employment of Howard Tenens Property, Alder King and Messrs Savills (UK) Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property. 4. All correspondence regarding this offer is subject to contract. June 2026.

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