

PARALLEL 49

NEW BUILD READY
FOR OCCUPATION

Unit B1 – 13,620 sq ft (1,265 sq m)

BS10 7SB

IMMEDIATELY AVAILABLE

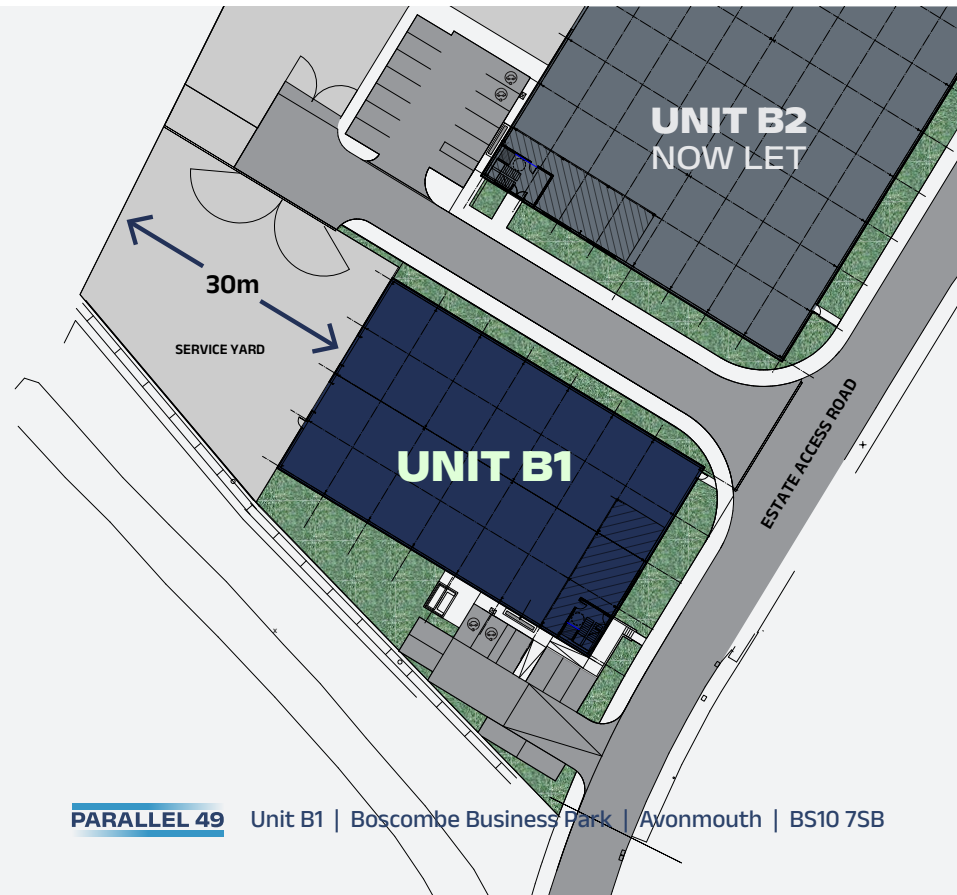
PHASE 2





Unit B1

Accommodation	SQ M	SQ FT
Warehouse	1,129.74	12,161
GF Reception	21.83	235
FF Office	113.68	1,224
Total	1,265.25	13,620



8 metres
eaves height



10 parking
spaces



Large KVA supply –
circa 200 KVA



Secure yard



50KN/M2
floor loading



2 EV parking spaces
(plus future
provision ducting)



Electric level
loading doors



PV solar
panels

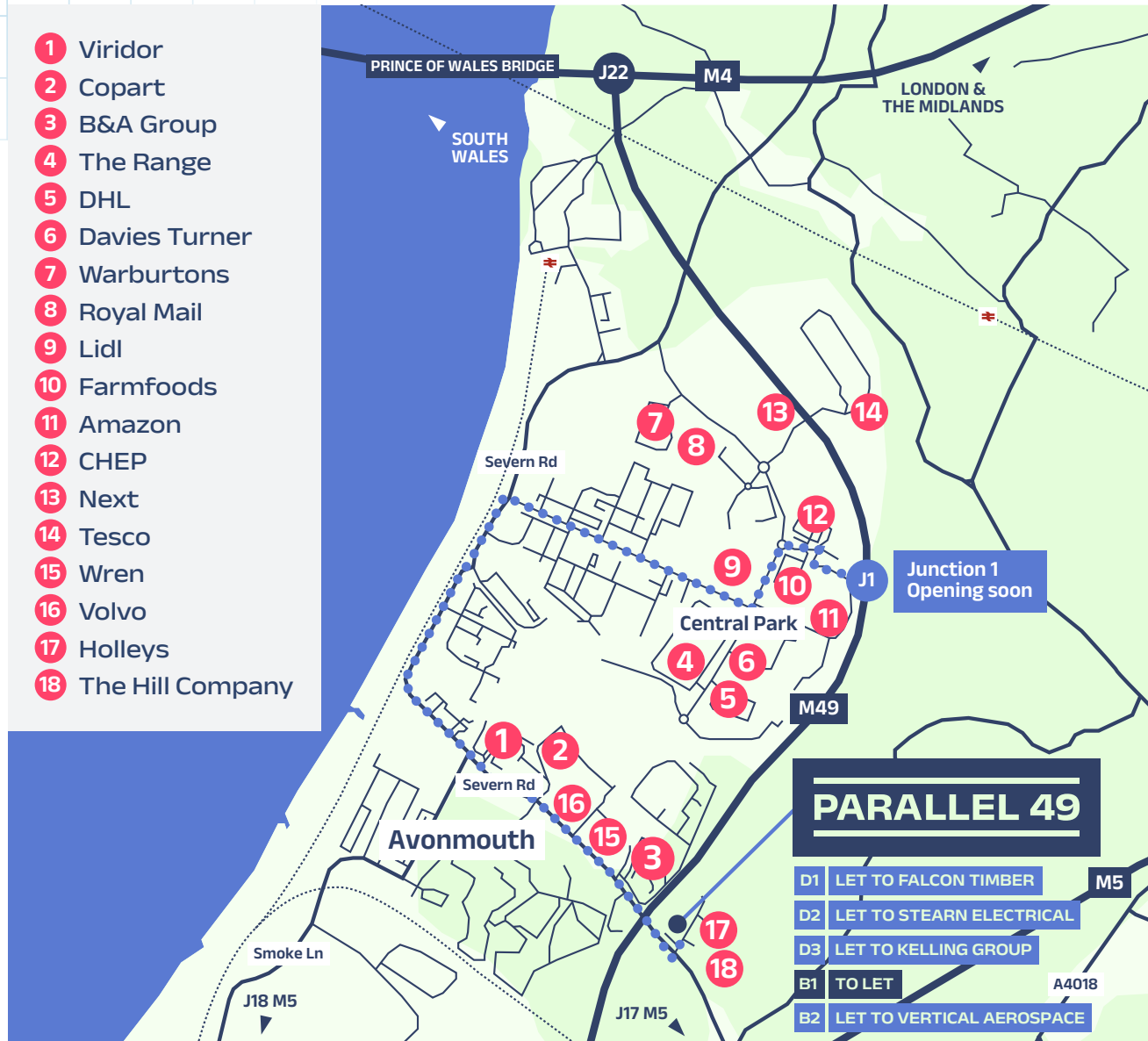


1,129.74 SQ M
WAREHOUSE SPACE



113.68 SQ M
OFFICE SPACE

Location



3.5 miles from
J18/18A M5



6 miles to
Bristol City Centre



Established industrial /
distribution location



Prominent site
fronting M49



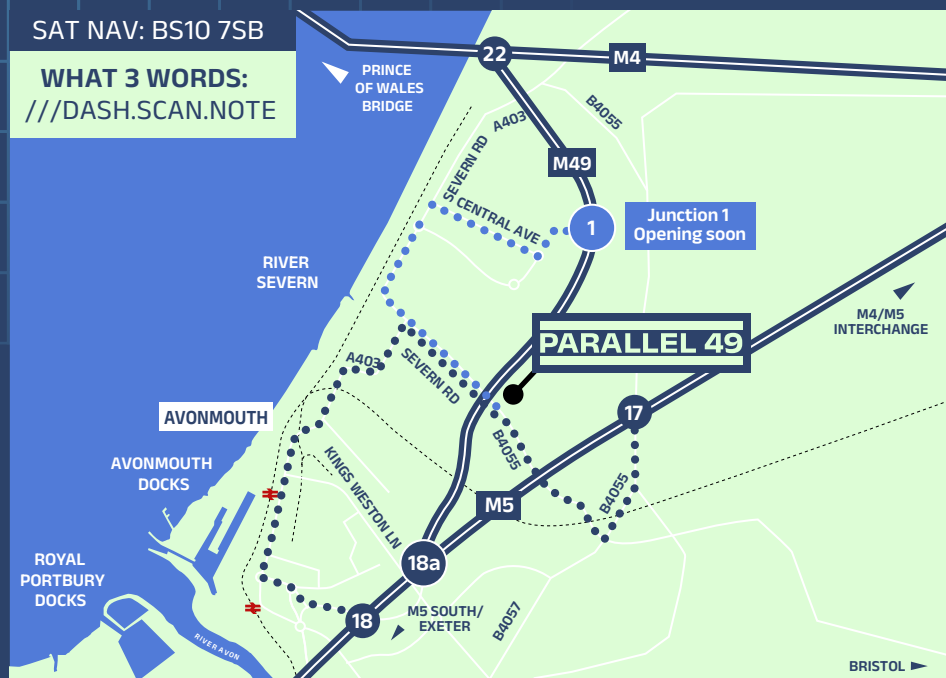
Within close proximity
of Junction 1 M49



Severn Road (B4055)
links Avonmouth
to Bristol

SAT NAV: BS10 7SB

WHAT 3 WORDS:
///DASH.SCAN.NOTE



TENURE

The unit is available by way of a new FRI lease for a term in excess of 10 years.

PLANNING

The unit will have consent for all employment uses. Contact agents for further information.

SERVICE CHARGE

Occupiers will be required to contribute a service charge for the upkeep of the common areas. Contact the agents for further information.

ENERGY PERFORMANCE CERTIFICATE

The unit has an energy performance certificate rated at A10.

VAT

All figures are exclusive of VAT if applicable.

MAINS SERVICES

The unit will have the benefit of mains drainage; water; BT fibre and 3-phase electricity.

MONEY LAUNDERING REGULATIONS

As part of our obligations under the UK Money Laundering Regulations 2017, Knight Frank / RPC will require any tenant / purchaser to provide proof of identity along with any other required documentation to satisfy anti-money laundering regulations.

RATEABLE VALUE

The building has not been assessed. Please contact agents for likely rates payable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWINGS / ENQUIRIES

For further information or to arrange a viewing, please contact:



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A development by:



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(4) VAT: The VAT position relating to the property may change without notice.

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Particulars dated September 2026. All Photographs dated September 2026.