

russell PROPERTY CONSULTANTS
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TO LET

Banyard Road

Royal Portbury Park, Portbury,
Bristol BS20 7XH

TOTAL AREA

8,250 sq ft

EAVES · CLEAR HEIGHT

7.0 m · 8.2 m

CRANAGE

5 & 10 tonne

Modern detached industrial / warehouse facility with cranage and substantial secure yard, adjacent J19 of the M5.

Available January 2027



THE SITE FROM ABOVE

A substantial secure concreted yard, gated from the main road

Vehicular access is via a single ground level loading door served directly from the yard — generous circulation for HGV movements on a self-contained, fenced site.

THE PROPERTY

A modern detached warehouse with cranage

The property comprises a detached warehouse / industrial unit constructed on a steel portal frame with elevations of cavity brick and profiled metal cladding. Ground and first floor offices include a canteen, locker room and male and female WC facilities.

The warehouse has 7.0 m eaves (8.2 m clear height), LED lighting, 3-phase power and two travelling cranes of 5 and 10 tonnes, which can be removed if not required.

- Modern detached unit with substantial secure concreted yard
- Adjacent Junction 19 of the M5 (Portbury)
- Cranage — 5 & 10 tonne, can be removed
- Single ground level loading door
- Air conditioned offices
- Locker room and canteen on the ground floor
- Available January 2027



Established neighbouring occupiers



1 Banyard Road sits among established occupiers at Royal Portbury Park, including A-Gas, Kerry, Brakes, ForFarmers, apetito and Stapletons Tyre Services.

SPECIFICATION

Eaves height	**7.0 m**
Clear height	**8.2 m**
Cranage	**5 & 10 tonne travelling**
Loading	**Single level door**
Power	**3-phase**
Lighting	**LED throughout**
Offices	**Air conditioned**
Welfare	**Canteen · lockers · WCs**
EPC	**C (69)**

ACCOMMODATION

FLOOR / USE	SQ FT	SQ M
Ground — Warehouse	6,700	622.45
Ground — Reception, lockers & canteen	775	72.00
First — Offices	775	72.00
Total	**8,250**	**766.45**

AVAILABLE **JANUARY 2027** ON A NEW FULL REPAIRING AND INSURING LEASE, TERM TO BE AGREED



LOCATION

Royal Portbury Park, Bristol

Royal Portbury Park is located 7 miles to the west of Bristol city centre. The building has excellent access to the national motorway network, situated adjacent to Junction 19 of the M5 motorway and 7 miles to the south of the M4/M5 interchange. South Wales is accessed via the M49 and Prince of Wales Bridge.

M5 JUNCTION 19
Adjacent

BRISTOL CITY CENTRE
7 miles

M4 / M5 INTERCHANGE
7 miles

SOUTH WALES
via M49



LOCATION MAP

1 BANYARD ROAD · ROYAL PORTBURY PARK · BRISTOL BS20 7XH

CONNECTIVITY

Adjacent to J19 of the M5

The building has excellent access to the national motorway network, situated adjacent to Junction 19 of the M5 motorway and 7 miles to the south of the M4/M5 interchange.

M5 Junction 19 (Portbury)	**Adjacent**
Bristol city centre	**7 miles**
M4 / M5 interchange	**7 miles**
South Wales	**via M49 & Prince of Wales Bridge**

Vehicular access to the unit itself is via a gated entrance from the main road, with the substantial secure concreted yard giving generous circulation for HGV movements.

VIEWINGS STRICTLY BY APPOINTMENT WITH THE MARKETING AGENTS





BANYARD ROAD · PORTBURY · BRISTOL BS20 7XH

Contact & viewings

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RENT **£12.50 psf pa** LEASE **New FRI, term to be agreed** RATES **£32,640 pa** SERVICE CHARGE **n/a** EPC **C (69)** AVAILABLE **January 2027** WEB **www.russellpc.co.uk**

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