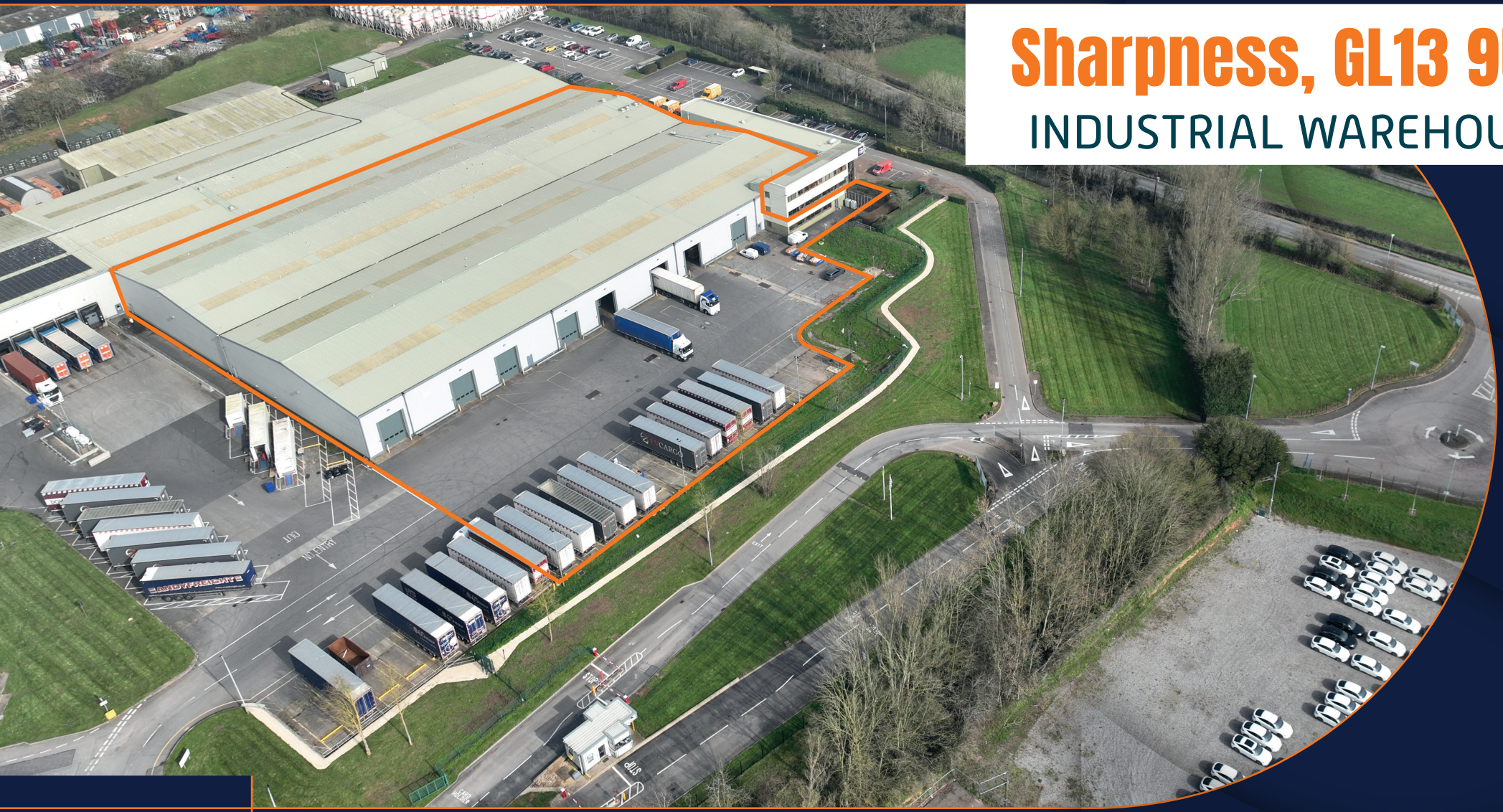
UNIT B - Severn Distribution Centre

Sharpness, GL13 9UQ

INDUSTRIAL WAREHOUSE



TO LET

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99,378 sq ft | 9,232.5 sq m

Description

UNIT B
SEVERN DISTRIBUTION CENTRE
SHARPNESS, GL13 9UQ

UNIT B IS A LARGE FORMAT INDUSTRIAL WAREHOUSE BUILDING

The property comprises a double bay, steel portal frame building with full height plastic coated steel clad elevations and the roof which incorporates approximately 10% roof lights. The property has integral office accommodation (ability to provide more).

The property benefits from an extensive yard area and associated HGV parking with car parking adjacent. Up to 16 acres of additional surfaced yard area is available by separate negotiation.

Access to the warehouse is provided by 8, full height 5.5m ground level loading doors.

Aerial shot of front of building

A typical office interior

Bonded warehousing available

24hr Manned security with secure perimeter fence

CCTV

Minimum eaves height of 8.17m

Extensive HGV and Car external hard standing

Ground level loading

Fuel bunkering available

The property provides the following areas:

Warehouse	97,827 sq ft	9,088.4 sq m
Office & Ancillary	1,551 sq ft	144.1 sq m
Total (approximate GIA)	**(99,378 sq ft)**	**9,232.5 sq m**

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 (92,903 sq m) of warehousing accommodation.

Further Information

Sharpness Industrial Warehouse
UNIT B - 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 EPC rating 10A.

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.

Alder King, Messrs Savills (UK) Ltd and Howard Tenens Property 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 Alder King, Messrs Savills (UK) Ltd and Howard Tenens Property 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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