

FOR LEASE

1500 Western Approach Distribution Park

Govier Way

Sevenside

Bristol, BS35 4GG



DISTRIBUTION / WAREHOUSE / INDUSTRIAL

**66,091 sq ft (6,140.14 sq m)
on 4.19 acres (1.70 ha)**

- + Modern detached distribution unit with integral two storey offices.
- + 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.
- + Secure fenced self-contained site with 360 degree circulation.
- + Prime logistics location for Bristol and the South West region.
- + Less than ½ mile from new M49 motorway junction.



CONTACT US

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Library aerial photograph - pre-2020

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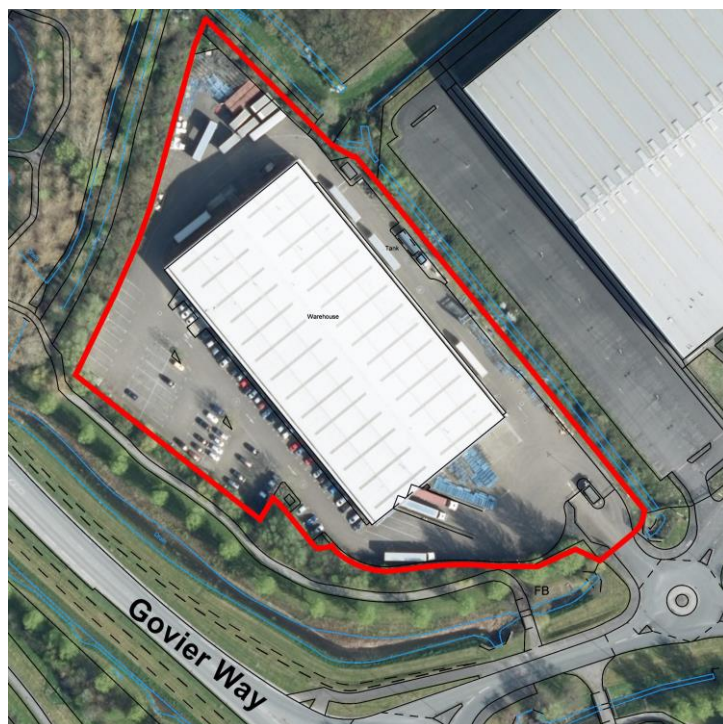
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PROPERTY OVERVIEW



ENERGY PERFORMANCE

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

DESCRIPTION

- + 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.
- + Secure fenced self-contained site with 360 degree circulation.

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

SERVICES

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

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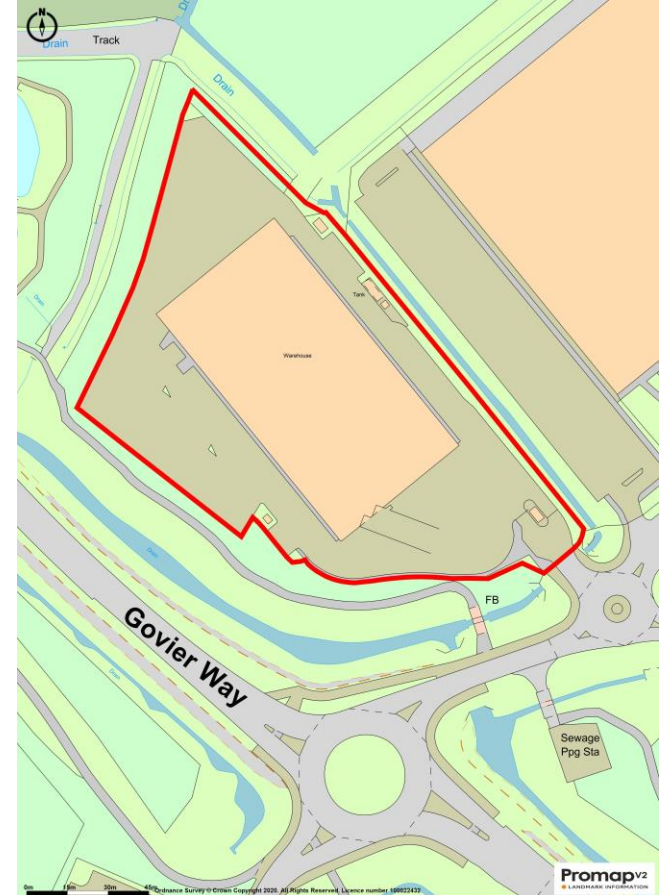
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FURTHER INFORMATION

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.

ESTATE SERVICE CHARGE

An Estate Service Charge and Building Insurance will be payable, towards the management and maintenance of the common parts.



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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.

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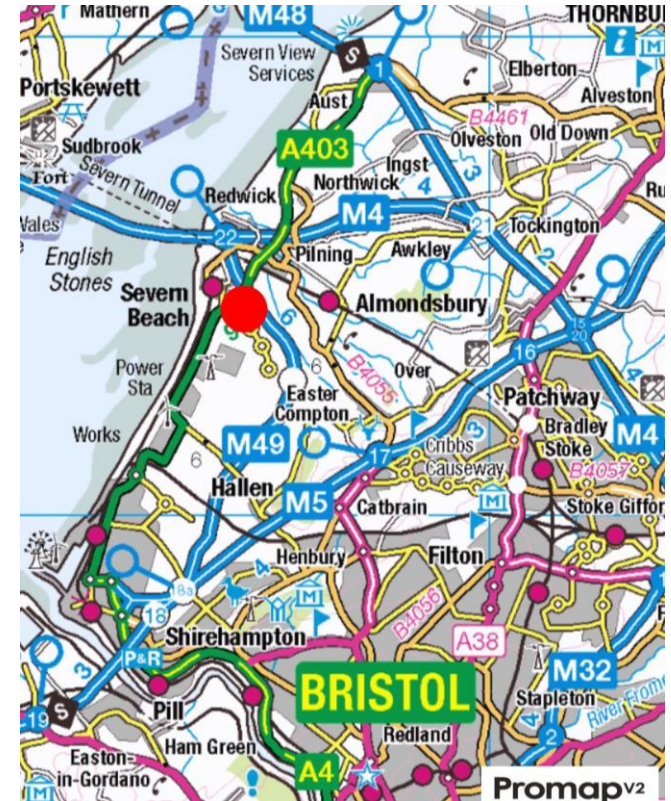
LOCATION BS35 4GG

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.
- + Other nearby occupiers include Wincanton, Royal Mail, DHL, Warburtons, Next, DSGi, Gregory Distribution, GKN Aerospace, Lidl, The Range, Farm Foods, Tesco, and Amazon.

TRAVEL DISTANCES

- + Junction 1 of the M48 motorway – 4.80 miles (7.60 km)
- + Avonmouth & Avonmouth Docks – 5.50 miles (8.80 km)
- + Junction 18/18A of the M5 motorway – 5.70 miles (9.20 km)
- + Bristol City Centre – 10 miles (16.00 km)
- + Birmingham – 98 miles (157.30 km)
- + London – 124 miles (200.10 km)



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