



**HIGH BAY
INDUSTRIAL WAREHOUSE
TO LET / FOR SALE**

45,070 SQ FT (4,187.14 SQ M)

SEVERN HOUSE SEVERN ROAD, BRISTOL, BS10 7SB

Rare opportunity to acquire a fully sprinklered, detached warehouse of 21.40m minimum eaves on a secure site with dock and level loading.

Severn
HOUSE



The Building

THE FINER DETAIL...

- ✓ Modern detached warehouse facility with large secure yard (40m depth)
- ✓ 21.40m eaves height (ridge height: 22.50m)
- ✓ 100% more pallet capacity than 12m eaves building of the same GIA footprint
- ✓ Previous usage was for document / archive storage
- ✓ 50kN sq m floor loading
- ✓ 2 dock and 2 level loading doors (level doors measure 4.02m width x 5.02m height)
- ✓ Racking available by separate agreement - specification to be provided.





Description

High Specification

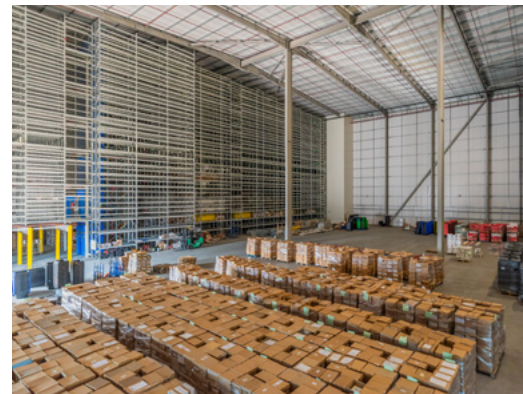
DETACHED OPEN PLAN WAREHOUSE

This bespoke modern high eaves warehouse was constructed 5 years ago and was built to a high base specification.

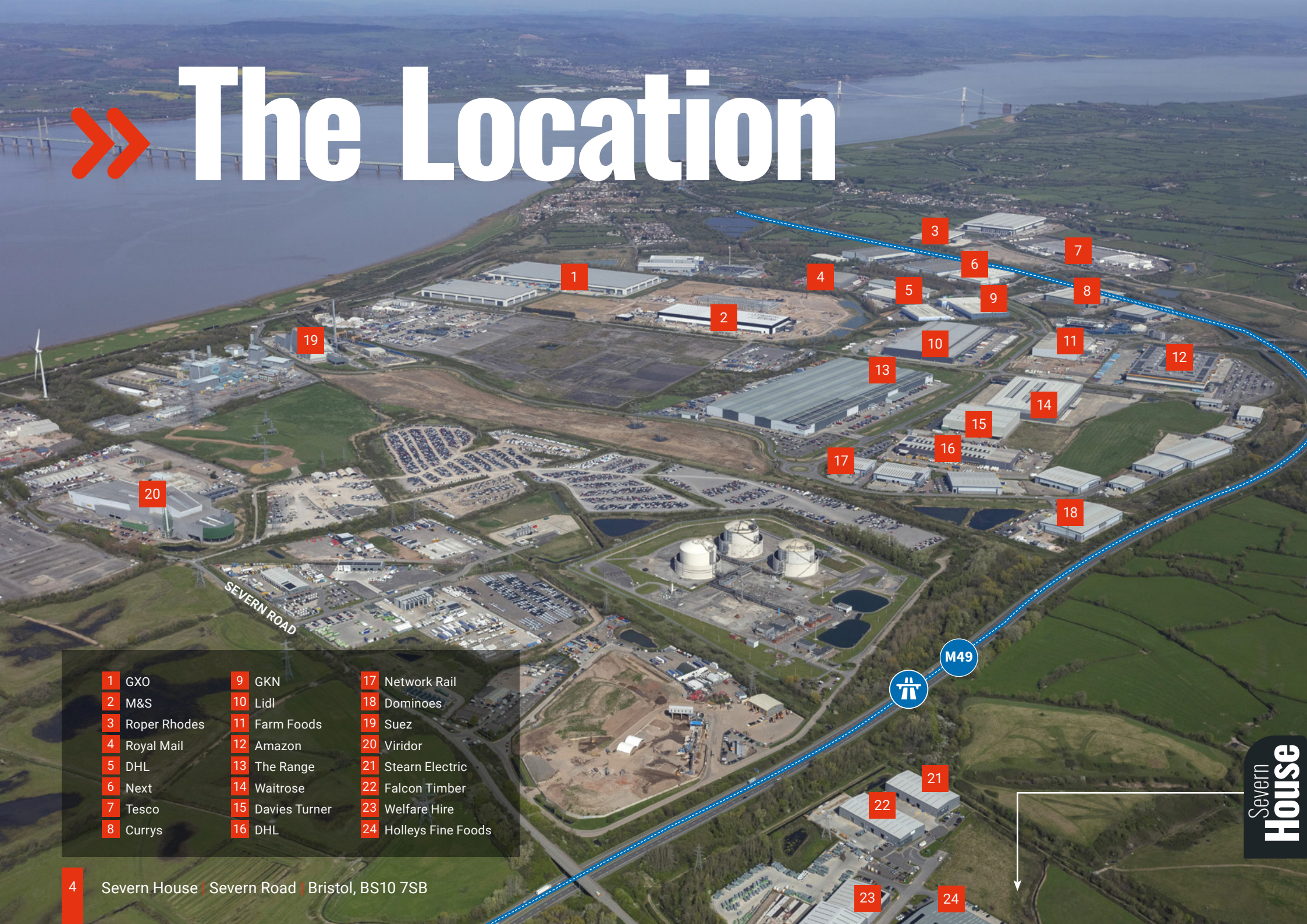
It comprises a detached, self-contained unit on a site of 2.18 acres with a 40m loading yard depth and a separate car park for 20 vehicles. The warehouse is currently half racked out with lifts and multiple doors (dock and level loading) designed specifically for document / archive storage.

The racking can be retained by way of a separate agreement or can be easily removed to suit occupier needs.

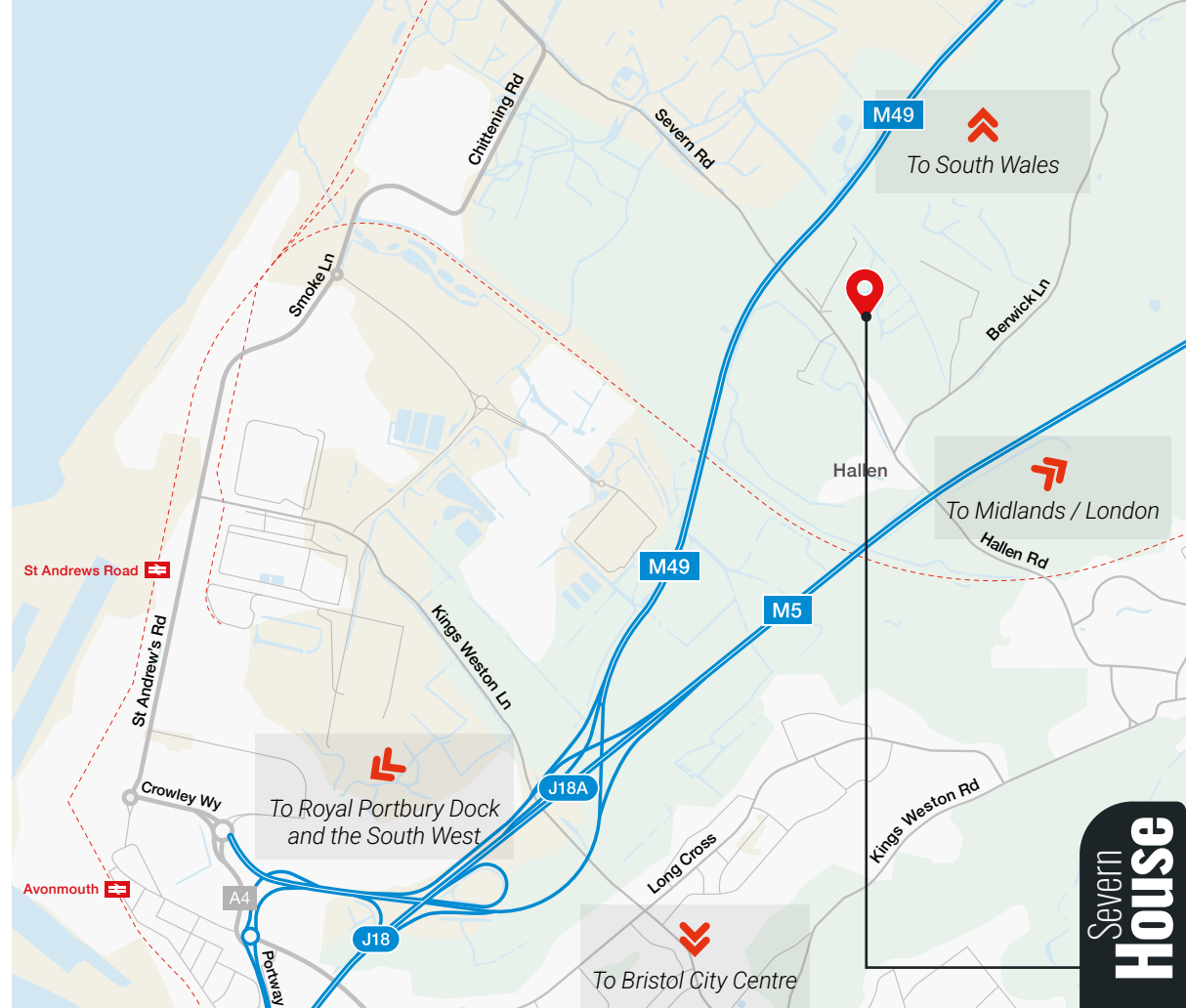
The warehouse currently has portacabin offices externally, albeit planning was granted initially for fully fitted offices internally - these can be designed to suit individual occupier requirements. The warehouse has a floor loading of 50kN sq m and is fully sprinklered throughout.



» The Location



- | | | |
|----------------|------------------|-----------------------|
| 1 GXO | 9 GKN | 17 Network Rail |
| 2 M&S | 10 Lidl | 18 Dominoes |
| 3 Roper Rhodes | 11 Farm Foods | 19 Suez |
| 4 Royal Mail | 12 Amazon | 20 Viridor |
| 5 DHL | 13 The Range | 21 Stearn Electric |
| 6 Next | 14 Waitrose | 22 Falcon Timber |
| 7 Tesco | 15 Davies Turner | 23 Welfare Hire |
| 8 Currys | 16 DHL | 24 Holleys Fine Foods |



Severn House

The site itself is located 3.5 miles from Junction 18/18A of the M5 and is within close proximity of the recently completed Junction 1 of the M49. The unit is accessed from Severn Road (B4055) which links Avonmouth to Bristol city centre and is adjacent to the M49.

Occupiers within the vicinity include Vertical Aerospace, Kelling Group, Holleys Fine Foods, Falcon Panel Products and Stearn Electric.

Location	Distance	Location	Distance
Avonmouth Docks	4.6 miles	Bristol Airport	14 miles
M5 Junction 18	6.3 miles	Cardiff	37.7 miles
M4/M5 interchange	6.5 miles	Exeter	79.8 miles
Bristol City Centre	7.3 miles	Birmingham	99.4 miles
Royal Portbury Docks	10 miles	London	122 miles

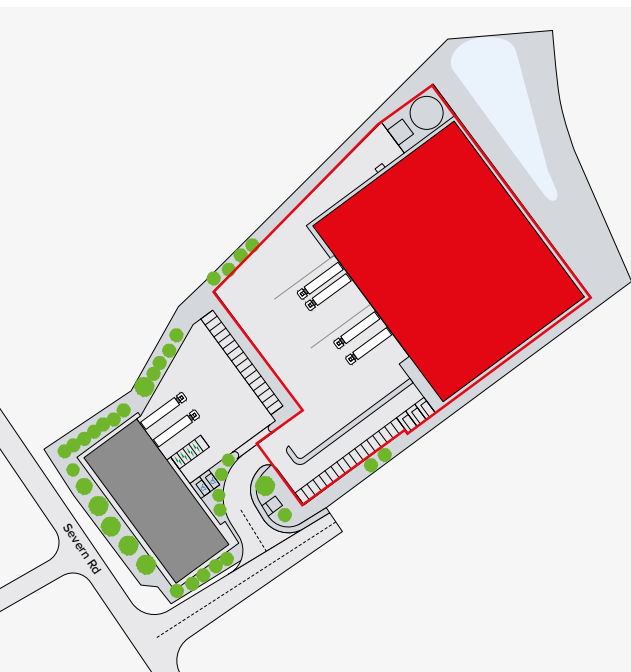




Accommodation

High Specification

DETACHED OPEN PLAN WAREHOUSE



SUMMARY

The property is available either by way of a new lease on terms to be agreed, or a sale of the freehold interest. Interested parties are advised to contact the joint agents for quoting terms.

Rateable Value £357,500

EPC B (26)

ACCOMMODATION

AREA	SQ M	SQ FT
WAREHOUSE	4,187.14	45,070
TOTAL	4,187.14	45,070

Terms

Available freehold or on a new full repairing and insuring lease for a term of years to be agreed.

Anti-Money Laundering

The successful purchaser or tenant will be required to provide the usual information to satisfy the anti-money laundering requirements when Heads of Terms are agreed.





Viewings

By appointment with the joint agents:



MISREPRESENTATION These particulars do not form part of any contract. Neither JLL or Russell Property Consultants nor any of its directors, employees or agents is authorised to give or make any warranty or representation on behalf of any part. Whilst information and particulars are given in good faith, intending purchasers or tenants must satisfy themselves independently as to the accuracy of all matters on which they intend to rely. All negotiations are subject to contract. Designed by Moose Studios. May 2026.

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