



Units M1 & M2 Hallen Industrial Estate

Severn Road, Hallen, Bristol, BS10 7SE

Industrial/Warehouse Units

2,709 sq ft
(251.67 sq m)

- Available as a whole or individually
- Good access to motorway
- Good access to city centre
- 3 Phase power
- Sodium down lighting

Summary

Available Size	2,709 sq ft
Rent	£10 per sq ft
Rates Payable	£12,724.50 per annum
Rateable Value	£25,500
EPC Rating	D

Description

The property comprises 2 industrial units constructed on a steel portal frame with blockwork elevations under a pitched roof incorporating double skin roof lights. Clear internal eaves height is 5.6m. The units are joined via a doorway and are available either as individual units or as a whole.

Each unit has a roller shutter loading door measuring 3.44m wide by 4.52m high. There are WC facilities and a kitchenette in M2. Each unit has a concrete floor, sodium down lighting and 3 phase power. There is parking/yard space to the front elevation.

Location

The property is located off Severn Road which links into St Andrew's Road (A403) which in turn provides access to the national motorway network via junction 18 of the M5 to the south and junction 1 of the M48 to the north. Bristol City Centre is approximately 9 miles to the east.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - M1 - Warehouse	1,149	106.75
Unit - M1 - Offices & WC	196	18.21
Unit - M2 Warehouse	1,364	126.72

Tenure

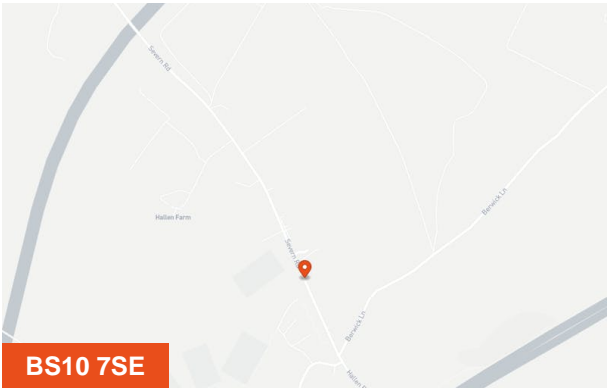
The unit is available on full repairing and insuring basis with a rolling break clause from the 1st September 2025.

Planning

The property is suitable for E(iii)(g) and B8 uses, subject to planning consent. Prospective tenants should make enquiries with Bristol City Council Planning Department.

Legal Costs

Each party is to bear their own legal costs incurred in this transaction.



Viewing & Further Information

William Shortall

0117 946 4519 | 0777401 7218
william.shortall@htc.uk.com

Simon Harvey

01179 464 520 | 07785 222 868
simon.harvey@htc.uk.com