



alder king

PROPERTY CONSULTANTS

WAREHOUSE PREMISES TO LET

Unit D Severn Distribution Centre

Sharpness, Gloucestershire GL13 9UQ

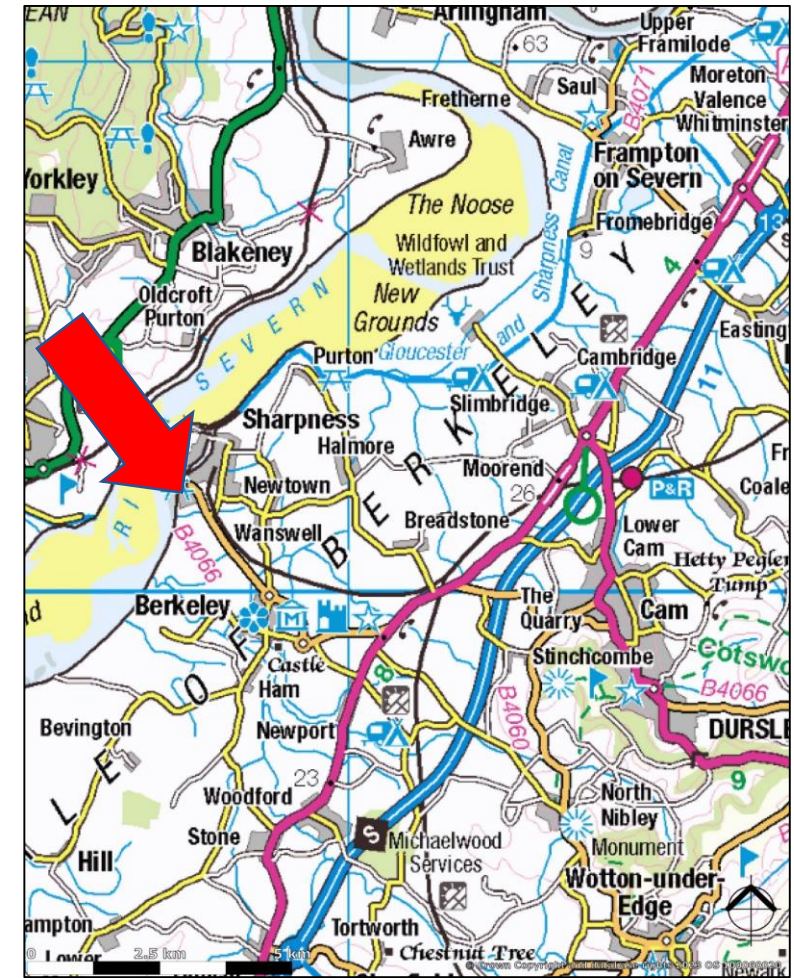
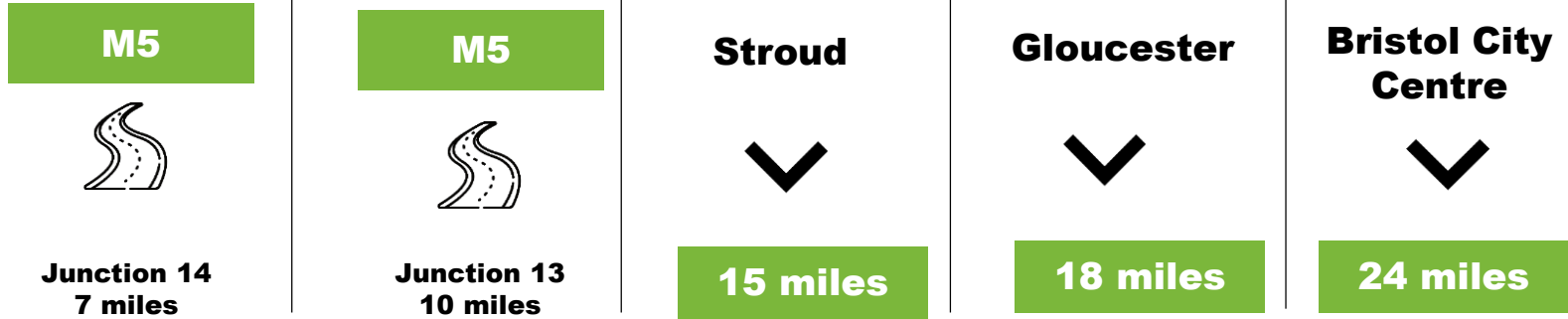
9,961 sq ft (925.34 sq m)

- Available on a new lease
- Located within a fully managed estate with on site security

Location

Severn Distribution Centre is located approximately 7 miles from Junction 14 of the M5 motorway and approximately 10 miles from Junction 13 of the M5 motorway. Stroud is approximately 15 miles, Gloucester approximately 18 miles and Bristol City centre approximately 24 miles. The M5/M4 Almondsbury interchange is approximately 15 miles south.

Severn Distribution Centre is one of the largest estates in single ownership in the South West. The site is managed to provide 24 hour manned security, 24 hour operation is possible and CCTV within a secure perimeter fence..



Accommodation

Description

Unit D comprised a self-contained industrial warehouse unit being part of the main central building of the scheme.

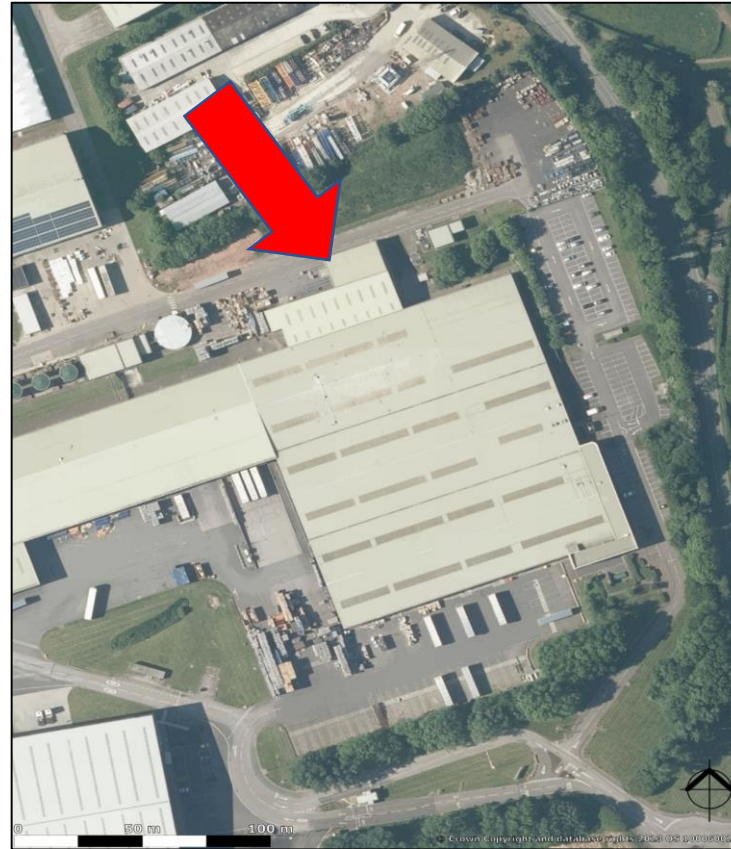
The building is of steel framed construction with clad elevations and roof with varying internal heights from approximately 6.2 metres to approximately 7.5 metres.

Access is provided by two level access loading doors and ground and first floor office accommodation is provided.

Floor Areas

The property provides the following approximate gross internal floor areas:

Area	Sq ft	Sq m
Ground floor warehouse	9,241	858.50
Ground floor office	360	33.42
First floor office	360	33.42
TOTAL	9,961	925.34



Planning | Rates | EPC | Terms

Services

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Business Rates

Occupiers benefit from a competitive business rates situation.

Energy Performance Certificate

The EPC Rating is C-67 and the full certificate can be provided on request.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

Lease Terms

The property is available on a new lease on terms to be agreed outside the security of tenure and compensation provisions of the Landlord & Tenant Act 1954.

Rent

The property is offered to let for £65,000 per annum exclusive of VAT.

Legal Costs

Each party is to be responsible for their own legal costs.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

AML

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange a viewing, please contact the Joint Agents:



Alder King Property Consultants

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www.alderking.com

AK Ref: AJGR/LDG/99-263

Date: February 2023

Subject to Contract



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Important Notice

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796.

Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol BS8 3BA.

A list of all Members is available at the Registered Office.

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2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.