

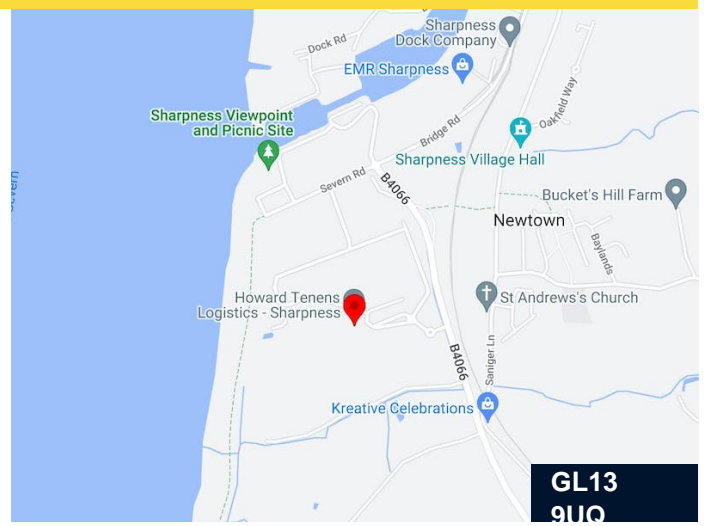
# TEMPORARY WAREHOUSE BUILDING

Severn Distribution Centre, Sharpness, GL13 9UQ



## Key Highlights

- 35,402 sq ft
- Potential to include 1.5 acre yard
- 2 level access loading doors
- Available on a new short term lease arrangement
- Lightweight framed construction



## Description

The temporary warehouse building is of lightweight framed construction in a double bay configuration with two level access loading doors.

The structure provides for an internal clear height of approximately 6 metres and a laid over tarmacadamed surface.

Externally up to 1.5 acres of yard space could be made available if required.

## 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

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	35,402	3,288.95	Available
<b>Total</b>	<b>35,402</b>	<b>3,288.95</b>	

## 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.

## Lease Terms

The property is available on a new lease on terms to be agreed, outside the Security of Tenure Provisions of the Landlord & Tenant Act 1954.

## 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.

## 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 Robert Cleeves of Savills.



## Contact

**Robert Cleeves**

07970 494 371

rcleeves@savills.com

**Jack Davies**

07901 853503

jack.davies@savills.com

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