



Plot 2B, Severngate Severn Road, Avonmouth, BS10 7SF

TO LET

0.56 acres approx. **RENT:** £45,000

LOCATION

The site is situated off Severn Road, accessed via a new estate road. Avonmouth is the main industrial destination serving Bristol, the South West & South Wales. The site benefits from excellent motorway access via junction 17 & 18 of the M5. The proposed new Junction 1 on the M49 is scheduled to open in Q1 2026.

KEY FEATURES

- Secure Open Storage Site
- Paladin fencing around perimeter
- Secure gated entrance
- Electricity and water available
- Close proximity to Junction 17&18 of M5.
- Located just off Severn Road
- Rectangular configuration
- Flexible lease available.



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DESCRIPTION

The property comprises an open hard standing site of approx. 0.56 acres, which is self-contained and is to be secured by paladin fencing and metal gates. The site is rectangular, flat and of a decent configuration with both electricity, water and broadband available. This open storage site is available on a leasehold basis and the utilities should be connected to the boundary in Jan 2025.

LAND AREA:

0.56 acres approx.

TENURE:

The site is available by way of a new full repairing and insuring lease for a term of years to be agreed.

PLANNING:

The 1957 and 1958 planning consents for the site remain valid and permits the B8 (Open Storage & Distribution) use class on the land.

RENT PA:	£45,000	VAT:	All figures are exclusive of VAT if applicable.
SERVICE CHARGE:	POA.	RATEABLE VALUE:	Please contact the agents for rates payable.
LEGAL COSTS:	Each party to be responsible for their own legal costs.	EPC:	Available upon request.

VIEWING:

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

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SUBJECT TO CONTRACT