



## Bristol Gateway Sharpness, Gloucestershire, GL13 9UD

### TO LET

25.00 acres approx. **RENT:** POA

### LOCATION

The open storage site is located at the entrance to Severn Distribution Park at Sharpness, in close proximity to Sharpness Docks and fronting the B4066. Sharpness is positioned equidistant from Junction 13 and 14 of the M5 providing, excellent access to the national motorway network.

### KEY FEATURES

- Secure Open Storage Site
- Plots available from 0.5 acres
- Secure gated entrance
- Electricity and water available
- Close proximity to J14 of M5 (6 miles)
- 24 hour security available, if required
- Rectangular configuration
- Palisade fencing around perimeter

## Bristol Gateway Sharpness, Gloucestershire, GL13 9UD

### DESCRIPTION

The property comprises an open hard standing site of approx. 25 acres (10 ha), which is secured by palisade fencing and is a secure site with access via a gatehouse with 24 hour security. The site is rectangular, flat and of a decent configuration and the majority is hard-standing, although there is about 7 acres laid to tarmacadam. Both electricity and water is available by separate agreement. Open storage sites are available from 0.5 acres on a leasehold basis only.

### LAND AREA:

25.00 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 premises are suitable for light industrial/storage and distribution purposes (Use Classes B1 and B8). Further enquires can be addressed to The Local Authority - Gloucestershire Council.

<b>RENT PA:</b>	POA	<b>VAT:</b>	All figures are exclusive of VAT if applicable.
<b>SERVICE CHARGE:</b>	POA.	<b>RATEABLE VALUE:</b>	Currently not assessed
<b>LEGAL COSTS:</b>	Each party to be responsible for their own legal costs.	<b>EPC:</b>	Available upon request.

### VIEWING:

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

**Rob Russell**  
Russell Property Consultants  
01179 732 007  
07540 994 123  
rob@russellpc.co.uk

**Chris Miles**  
Russell Property Consultants  
01179 732 007  
07970 886 740  
chris@russellpc.co.uk

**Simon McKeag**  
Ash Property  
01452 300433  
07737 691 453  
simon@ashproperty.co.uk

### SUBJECT TO CONTRACT