



11,396 sq m (122,669 sq ft)

Property Highlights

- **1 mile from Junction 11a of the M5**
- **Class A distribution / warehouse facility**
- **Secure yard with multi decked van park**
- **14.58 acres (site coverage of 19.22%)**
- **10 dock level loading doors**
- **10m minimum eaves height**

For more information, please contact:

Chris Yates
Partner
+44(0) 785 065 8050
chris.yates@cushwake.com

Rob Ladd
Partner
+44 (0)7912 798 717
rob.ladd@cushwake.com

South West & Wales

Pivot+Mark, 48-52 Baldwin
Street, Bristol, BS1 1QB

TO LET – NEW BUILD DISTRIBUTION / WAREHOUSE FACILITY

Centre Severn, Barnwood, Gloucester, GL4 3HR

Description

The property comprises a prime new build distribution / warehouse facility sat on a fully serviced 14.58 acre site within an established industrial and commercial area to the east of Gloucester.

The building is of steel frame construction with profiled metal cladding to the elevations and roof. The premises benefits from 10m eaves height and a 27% office content. There is a secure yard with multi decked van park, and excellent capacity for loading and unloading via 10 dock level doors. The roof can facilitate the installation of PV panels in the future. In addition (included within the overall site acreage) is a separate car / van parking area opposite the man site.

Location

The property is prominently located on Centre Severn fronting the A417 just 2.5 mile east of Gloucester city centre, and 1 mile from Junction 11a of the M5 - this is a key intersection providing access north/south to Birmingham/Bristol along the M5 and east to Swindon/Cheltenham/London.

Gloucester Railway Station is 2.4 miles to the west of the property and provides a direct link to London Paddington with a journey time of approximately 1 hour 50 minutes as well as direct links to Bristol, Birmingham and Cardiff. Gloucester Airport is located 5 miles to the north.

Accommodation

	Sq Ft	Sq M
Warehouse / distribution facility	88,598	8,231
Offices & ancillary	34,071	3,165
Total	122,669	11,396

Measured in accordance with the RICS Code of Measuring Practice (6th Edition)

Rent

On application.

Tenure & Terms

The property is available by way of a sub lease for a term of years to be agreed. Flexible lease terms are available on request.

Rateable Value

Please contact the agents for more information.

VAT

All figures are quoted exclusive of VAT.

Energy Performance Certification

EPC certificate available on request.

Legal Costs

Each party is to bear their own legal and surveyors costs incurred in the transaction.

Anti-Money Laundering Regulations

Including under applicable anti-money laundering regulations, C&W will require certain information of the successful bidder. In submitting a bid, you agree to provide such information when Heads of Terms are agreed.

Viewing & Further information

For further information and to arrange an inspection, please contact the agents:

Chris Yates
+44(0) 785 065 8050
chris.yates@cushwake.com

Rob Ladd
+44 (0)7912798717
rob.Ladd@cushwake.com

April 2023



**TO LET – NEW BUILD DISTRIBUTION /
WAREHOUSE FACILITY**
**Centre Severn, Barnwood,
Gloucester, GL4 3HR**



Exterior Loading & Unloading Area with Dock Level Doors



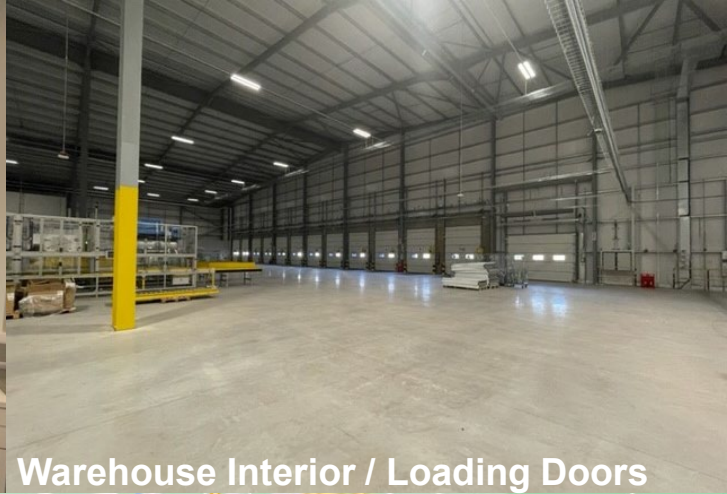
Interior Accommodation

TO LET – NEW BUILD DISTRIBUTION / WAREHOUSE FACILITY

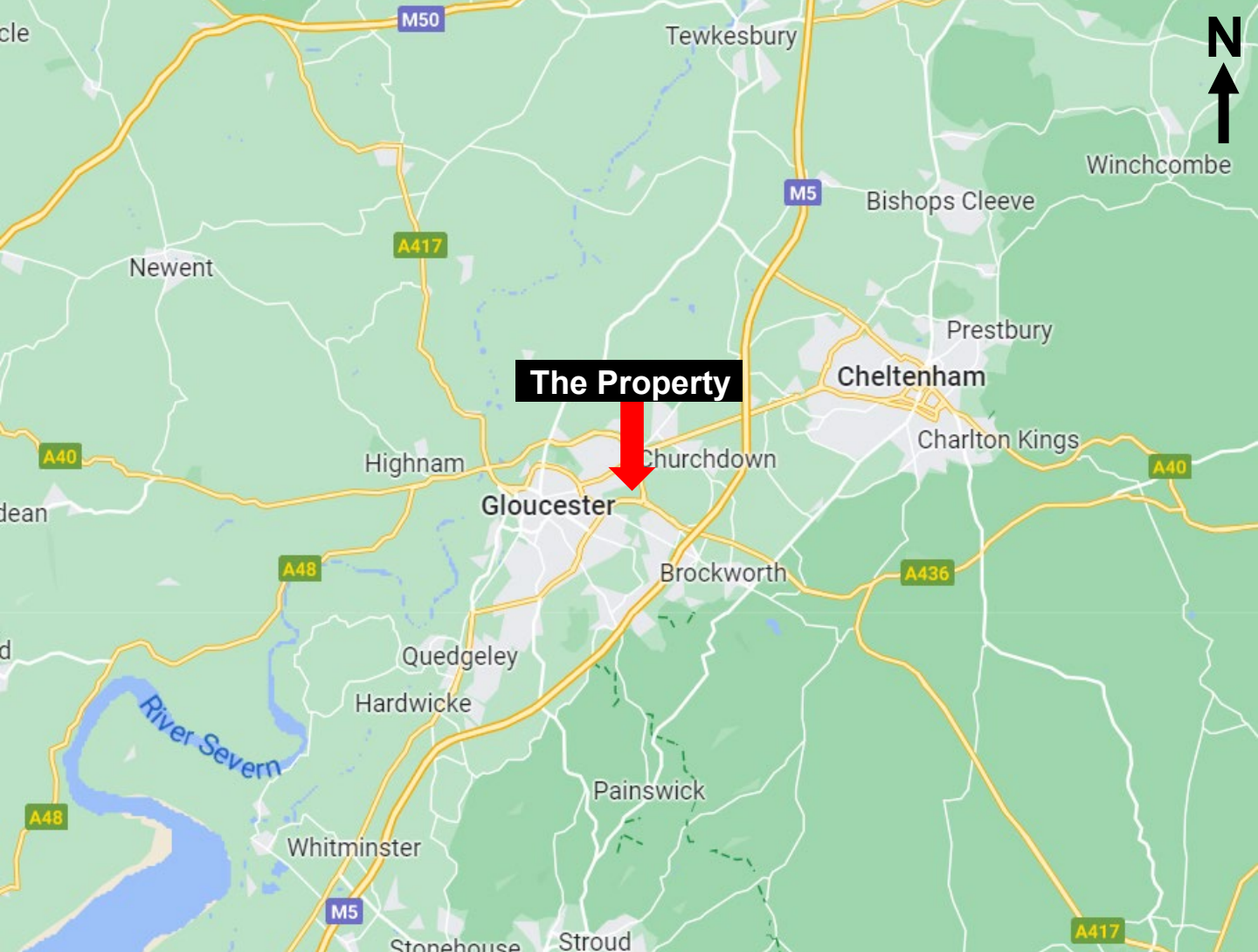
**Centre Severn, Barnwood,
Gloucester, GL4 3HR**



Offices / Ancillary



Warehouse Interior / Loading Doors



PLANS ARE MARKED FOR IDENTIFICATION PURPOSES ONLY

Important Notice Cushman & Wakefield gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.