

TO LET

SPS 1 SEVERN DISTRIBUTION CENTRE

alder king

PROPERTY CONSULTANTS

**Severn
Distribution
Centre
Sharpness
Gloucestershire
GL13 9UQ**

**Approximately
31,499 sq ft
(2,926.35 sq m)**

**Available on a new
short term lease
arrangement**



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.

**M5
Junction 14**



7 miles

**M5
Junction 13**



10 miles

Gloucester

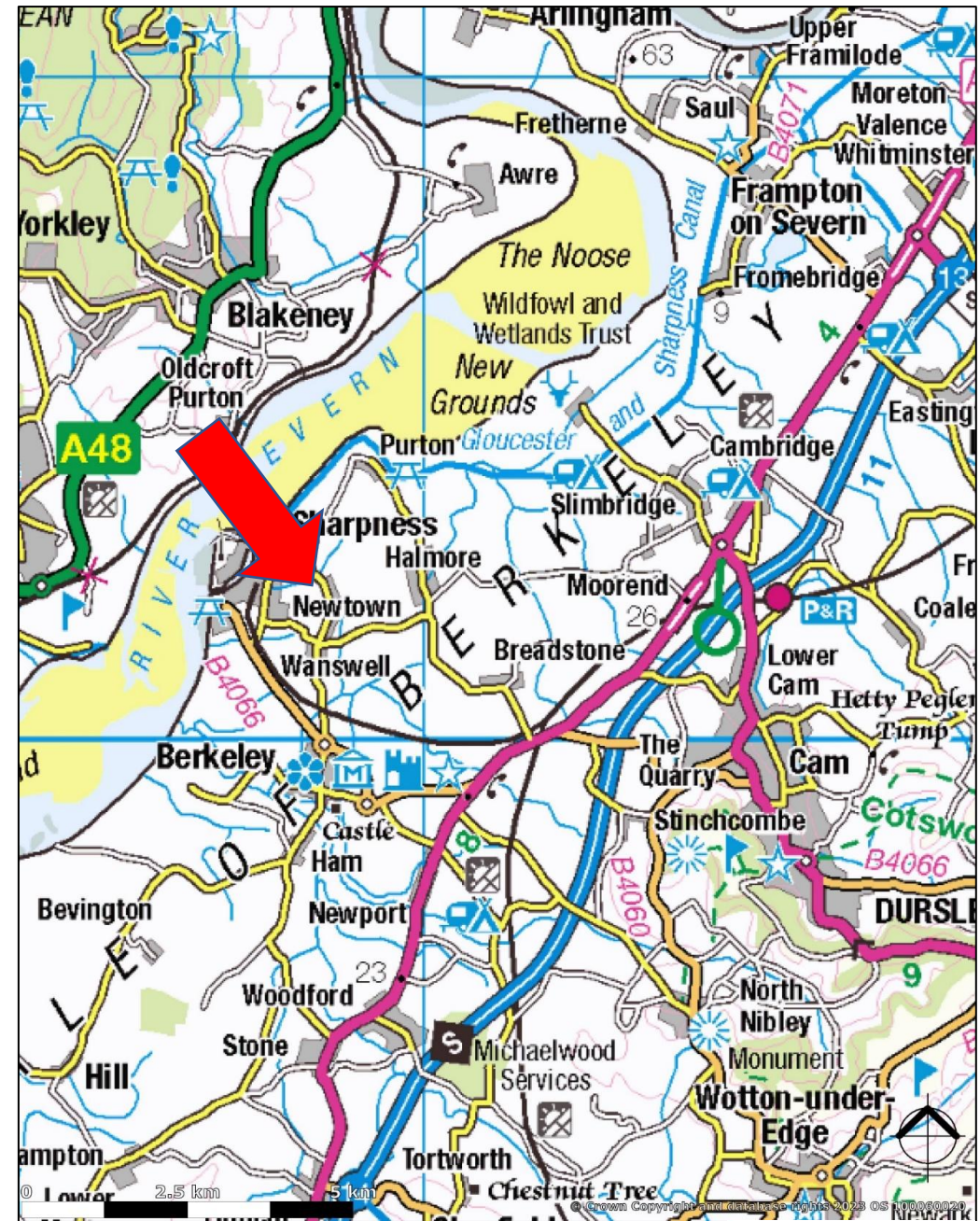


18 miles

**Bristol City
Centre**



24 miles



Accommodation

Description

The building is of lightweight framed temporary warehouse structure and is arranged in a double bay configuration. Access is provided by two level access loading doors, suitable for efficient servicing and warehousing operations. The unit sits on a tarmac surfaced yard, providing practical hardstanding for loading, unloading and circulation.

The property is suitable for a range of storage and distribution uses, subject to the relevant consents.

Approximate Gross Internal Areas

Area	Sq ft	Sq m
Warehouse	31,499	2,926.35
TOTAL	31,499	2,926.35



Planning | Rates | EPC | Terms

Services

We are advised that electricity is connected to the property. 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.

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

On application.

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:



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www.alderking.com

AK Ref: AJGR/99-263

Date: May 2026

Subject to Contract



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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.