

# Detached Production/ Warehouse Unit

202,766 sq ft (18,837 sq m)

- Self-contained site of 9.4 acres (3.8 ha)
- For Sale vacant possession from July 2026 – May Let

FORMER ROPER RHODES

# DISTRIBUTION CENTRE

First Avenue | Portbury Way | Portbury | Bristol | BS20 7XL





FORMER ROPER RHODES DISTRIBUTION CENTRE

# KEY FEATURES

Of interest to investors,  
developers and occupiers.



Detached regional  
warehouse unit



Self-contained site  
of 9.4 acres (3.8 ha)



Loading on all  
elevations



360 degree site  
circulation



Eaves height up  
to 9.7 metres



11 loading doors across  
all elevations



Substantial Solar  
PV provision



Offices and ancillary  
over 2 storeys



Adjacent to J19 M5  
Portbury Docks



For Sale with  
Vacant possession –  
May let





FORMER ROPER RHODES DISTRIBUTION CENTRE

# LOCATION






Sat Nav: BS20 7XL

///sandbags.exporters.cello



The property is located at the entrance to Royal Portbury Docks and accessed just off J19 of the M5 motorway. Bristol City Centre is approximately 8 miles to the East. The M49 (via J18/18a, M5) the link to South Wales is approximately 3 miles to the North.

The nearest main railway stations are Bristol Temple Meads at approximately 8 miles East and Bristol Parkway, 10 miles north east.

-  **Bristol Airport**  
24 mins
-  **Bristol Parkway**  
21 mins
-  **Bristol Temple Meads**  
25 mins
-  **Royal Portbury Docks**  
8 mins
-  **Avonmouth Docks**  
8 mins



FORMER ROPER RHODES DISTRIBUTION CENTRE

# SITUATION

The property is located fronting First Avenue in Portbury industrial area.

Portbury Dock is a deep water facility opened in 1977 and is one of the largest car import/export centres operating in the UK.

Portbury industrial area was developed adjacent to the docks in the 1980's/ 1990's to capitalise on the excellent motorway and shipping links.





FORMER ROPER RHODES DISTRIBUTION CENTRE

# DESCRIPTION

Roper Rhodes have occupied the facility since 2015 as their national distribution headquarters.

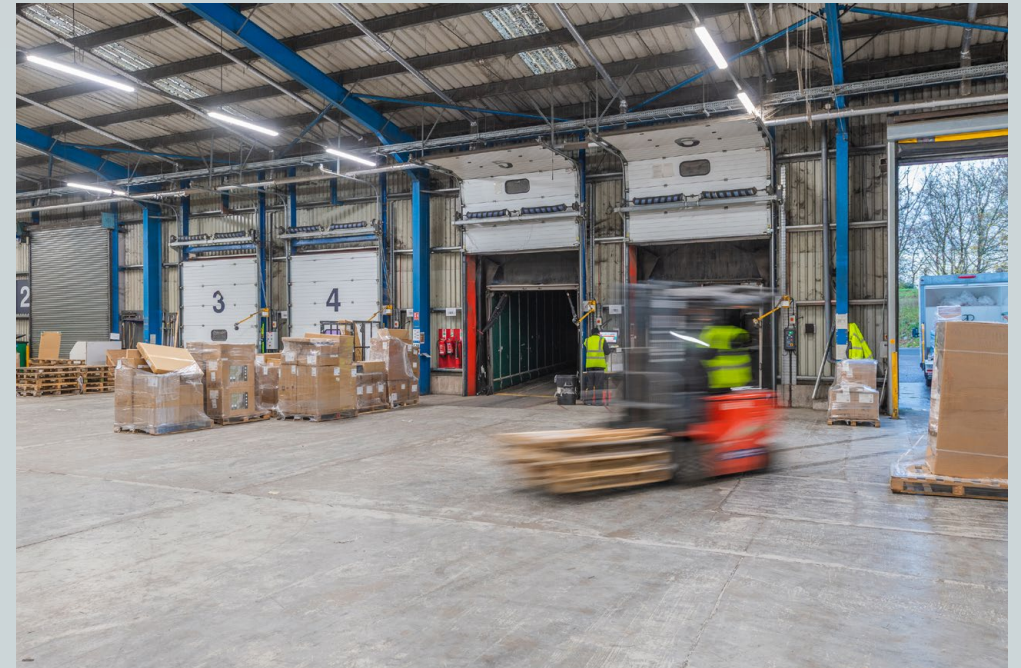
A Detached factory/warehouse with ancillary offices. The factory was constructed in the late 1980's with loading bay extensions in 1997. In 2015 4 x dock level loading doors were added to the rear elevation.



Detached regional warehouse unit



Self-contained site of 9.4 acres (3.8 ha)





FORMER ROPER RHODES DISTRIBUTION CENTRE

# SPECIFICATION

A distribution warehouse with the following excellent specification:



Extensive roof solar PV  
1462 PV modules  
7 inverters  
734 optimizers



Minimum eaves height of 6.3m and 9.7m in the end bay



5 portal frame bays, clear span



11 loading doors across all elevations



Lightweight mezzanine structures



11,000 KVA power & large capacity gas supply



Active sprinkler system throughout including tank and pumps



Fenced boundary



Two access points with gates



360 degree site circulation



Large tarmac staff car park



High quality first floor office



Lecture theatre



Conference room



Break out area



Showroom



Air conditioning



Canteen



Locker rooms



Production offices



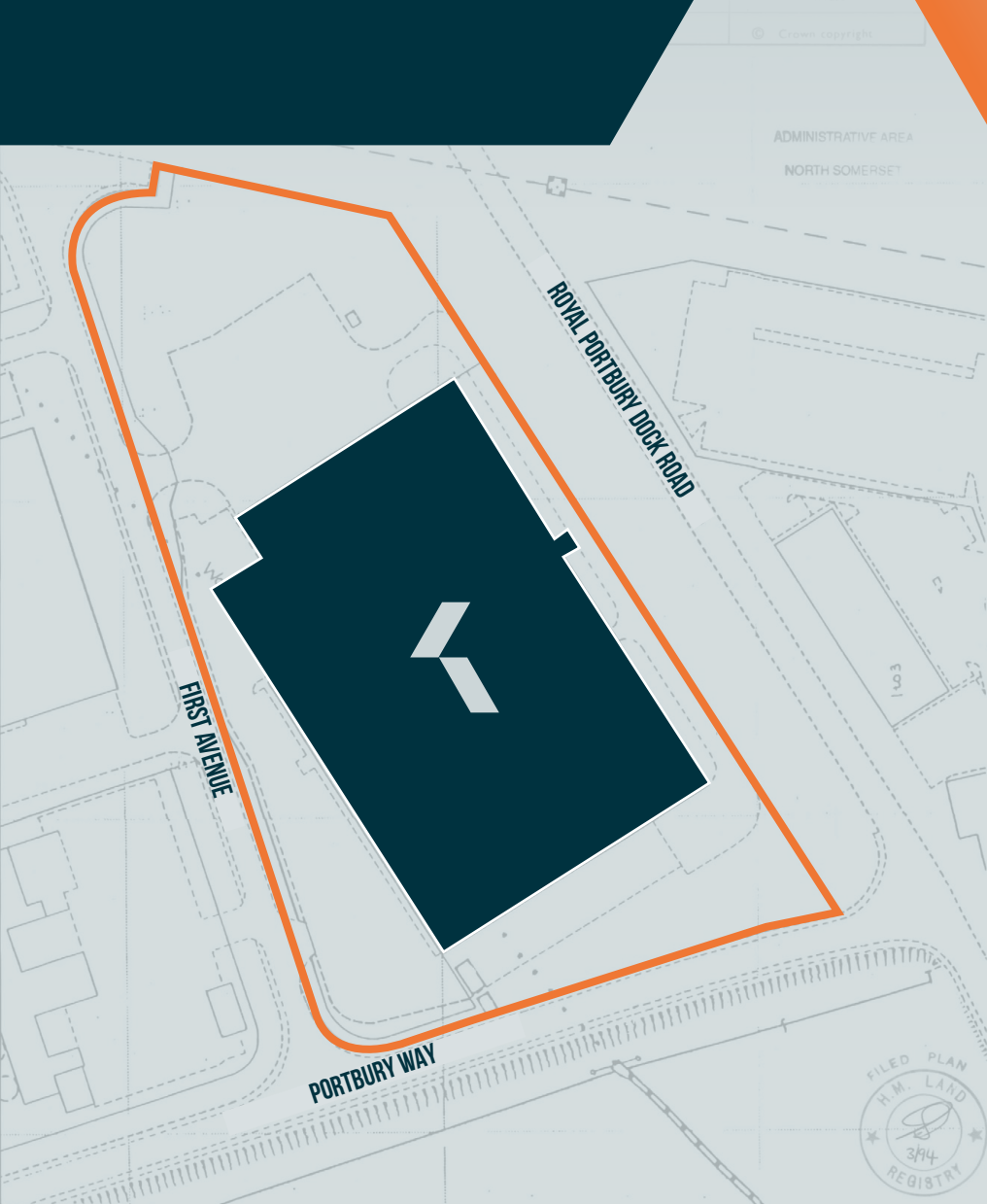
Reception



FORMER ROPER RHODES DISTRIBUTION CENTRE

# ACCOMMODATION

Total site area is 9.4 acres  
3.8 hectares.



Area	Sq ft	Sq m
High Bay Warehouse	38,320	3,560
Low Bay Warehouse (incl ground floor offices)	139,932	13,000
First Floor Offices	19,730	1,833
Mezzanine	4,784	444
<b>Total</b>	<b>202,766</b>	<b>18,837</b>

Measured on a GIA basis





FORMER ROPER RHODES DISTRIBUTION CENTRE

# FURTHER INFORMATION

## Tenure / Lease Information

The property is held on a 125 year lease from 19th October 1989 at a peppercorn ground rent (89 years remaining).

For other terms, a copy of the lease is available on request.

## Rent / Price

The building is available to purchase with vacant possession available from July 2026.

Consideration may be given to the grant of a new occupational lease for a term of years to be agreed.

## Services

Mains services are provided to the property including water, drainage, gas, and 3 phase electricity.

## Energy Performance

New survey being carried out. Awaiting results.

## Rateable Value

The current rateable value is assessed at £855,000.

Interested parties are encouraged to make their own enquiries to North Somerset Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment to the ratings assessment.

## VAT

All figures are quoted exclusive of VAT which will be charged at the appropriate rate.

## Legal Costs

Each party is to bear their own legal, surveyors or other costs incurred in any transaction.

## Anti-Money Laundering

The successful purchaser will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.

## Further information

For viewings and further information, please contact the sole agents:

# RED

REAL ESTATE DIRECTOR

**Patrick Neville MRICS**

07513 604961

[patrick@realestatedirector.co.uk](mailto:patrick@realestatedirector.co.uk)

Important: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. JANUARY 2026

Designed and produced by [kubiakcreative.com](http://kubiakcreative.com) 256739 01/26

