

Royal Portbury Dock

Marsh Lane, Royal Portbury Dock,
Portbury, BS20 7XJ

Warehouse / Distribution / Industrial on 10.80 acres
Available to let | 60,819 sq ft (5,650 sq m)





Warehouse / Distribution / Industrial on 10.80 acres

The property comprises a detached double pitched warehouse / industrial unit constructed around a steel portal frame with steel clad elevations beneath an insulated roof.

Internally the space is currently configured into a former vehicle workshop area to the front, with storage and a small mezzanine floor to the rear.

Warehouse / Distribution / Industrial on 10.80 acres



0.5 miles to J19 of
the M5. M4 / M5
interchange 6 miles



10.80 acre site -
concreted
self-contained site



18 level access doors
with 360 degree site
circulation



LED lighting



Office / ancillary
accommodation
to ground and first floor



Security gatehouse



New air conditioning

The main warehouse benefits from an internal height of approximately 5.8m (haunch) and 6.8m (eaves). Vehicular loading access is provided via a total of 18 level access doors opening onto all four elevations.

Office / ancillary accommodation is arranged to the front and rear of the premises with a specification including suspended ceilings, central heating and lighting and is arranged over a combination of open plan and cellular offices.

Externally, the substantial hard surfaced yards are currently used for vehicle storage and enclosed by a palisade fence. There is a security gatehouse at the Marsh Lane entrance to the site. The total site area amounts to 10.80 acres.

We understand that a strip of land to the southern boundary of the site is protected as a wildlife corridor.

Site plan & accommodation

Floor	Size (Sq M)	Size (Sq Ft)
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Warehouse	4,221	45,436
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Undercroft	387	4,163
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GF Stores	232	2,494
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FF Stores	232	2,494
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GF Office	96	1,035
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FF Office	483	5,198
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Total	5,650	60,819
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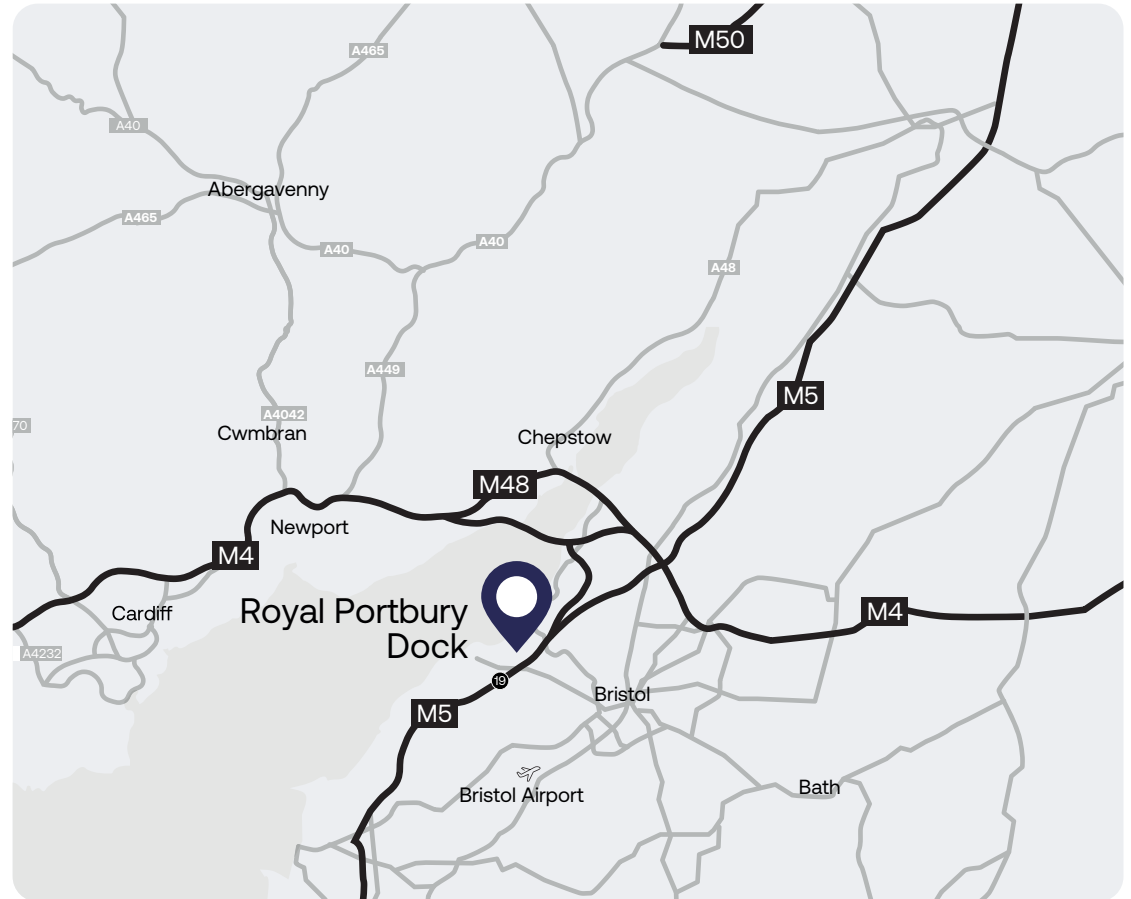
- | | |
|---------------------------|---|
| 1 Honda Distribution | 7 Roper Rhodes National Distribution Centre |
| 2 Gordano Services | 8 Gist Ltd |
| 3 Apetito | 9 Tesla |
| 4 Wincanton | 10 Renault Distribution Centre |
| 5 Gordano 19 | 11 Brakes |
| 6 Stapleton Tyre Services | 12 A-Gas International Ltd |





Location

The property is accessed via Marsh Lane, with a secondary access onto Royal Portbury Dock Road. Junction 19 of the M5 is approximately 0.5 miles away, with Bristol city centre being 6 miles to the north east. The property sits adjacent to the Royal Portbury Docks and occupiers in the immediate vicinity include Brakes, Holcim Group, Wincanton, Roper Rhodes, GIST and Honda.



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Book a viewing

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Further information:

EPC
EPC is available upon request.

Terms
Available on a new full repairing and insuring lease, for a term of years to be agreed.

VAT
VAT will be payable where applicable.

Rateable Value
The premises currently have a Rateable Value of £590,000. Interested parties are advised to make their own enquiries to North Somerset Council to determine the rates payable attributed.

Legal Costs
All parties will be responsible for their own legal costs incurred in the transaction.

Anti - Money Laundering
Anti-Money Laundering Regulations In order to discharge its legal obligations, including under applicable anti-money laundering regulations, the successful applicant will agree to provide certain information when Heads of Terms are agreed.

Services
We understand that the property benefits from all mains services including power, water, gas and drainage. Occupiers are advised to make their own enquiries to establish condition, capacity and connectivity.

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