

UNDER  
CONSTRUCTION  
AVAILABLE Q2 2022



# BARBERRY 14

**NEW** DETACHED SELF-CONTAINED  
WAREHOUSE/LOGISTICS UNIT

**ESTABLISHED** WAREHOUSE LOCATION

**PROMINENT SITE** Fronting **Severn Road (B4055)**  
which links Avonmouth to Bristol

Located **1.5** miles from **J1, M49** (Opening soon)

Located **1.5** miles from **J18/18A**

**TO LET**  
**13,238 SQ.FT**

**SEVERN ROAD, AVONMOUTH BS10 7SB**

**/// Laptop.Spine.Repair**

Location reference for **what3words** app.

**WWW.BARBERRY.CO.UK**



# BARBERRY14

## DEMOGRAPHICS

Central Park is at the heart of the economic hub of the South West with 85% of the UK within a 4.5 hour HGV drive.



**POPULATION** – The site is centred within a fast growing and prosperous city serving 900,000 people within a 30 minute drive.



**WORKFORCE** – There is a higher % of the population within a 30 minute drive time that are actively seeking employment when compared to the rest of the south west.



**LABOUR COSTS** – The South West is 4% lower than the UK national average.



**TOLL FREE CROSSINGS** – 25 million people use the Severn crossings a year for free.



**BRAND NEW JUNCTION 1 OF THE M49** – Provides easy congestion free access to the national motorway network reducing drive times and connection distances.

Source: NOMIS/ West of England Enterprise Partnership / ONS/ South Gloucestershire Council.




## LOCATION


Barberry 14 is located in a prominent position off the Severn Road / B4055 on Central Park, Western Approach, Bristol the South West's Premier distribution location fronting the M49. The location benefits from easy congestion free access to the local and national motorway network within 1.5 miles to the new Junction 1 of the M49 providing access to both the M5 and M4 motorways giving unrivalled access to the South West and Wales.


## SUSTAINABILITY


Barberry have worked hard to use the latest environmentally friendly technology to minimise the dependency on fossil fuels, help reduce CO2 emissions and the costs of occupation for occupiers who have the opportunity to procure a renewable electrical energy tariff and drive towards a zero carbon operation.


 High Efficiency air source heat pump

 LED Lighting

 Reduced cooling, lighting and heating demand.

 Provision for vehicle charging in 4 parking spaces

 10% warehouse roof lights to increase natural lighting

 Optimum performance insulated cladding and roof materials

 Cycle parking

Source: Google Maps



# BARBERRY 44

## SOLD

Barberry 14 offers a Flexible Industrial/ Warehouse unit with fully fitted offices and a shell specification warehouse and 1st floor providing occupiers the opportunity to fit out to suit their own requirements and occupational needs.

23 PARKING SPACES INC. 2 DISABLED

PROVISION FOR EV CHARGING POINTS

GATED SECURE YARD/ SELF CONTAINED SITE

TO LET

# BARBERRY 14

GROUND FLOOR OFFICES

150 KVA POWER SUPPLY

2 ELECTRIC LEVEL ACCESS DOORS

50KN SQ M

8M HAUNCH HEIGHT

SEVERN ROAD

FLEXIBLE 1st FLOOR (STORAGE/OFFICE SPACE)

## ACCOMMODATION

Warehouse	950 sqm	10,225 sqft
Offices	107 sqm	1,151 sqft
First Floor	173 sqm	1,862 sqft
<b>TOTAL</b>	<b>1,230 sqm</b>	<b>13,238 sqft</b>
Parking	23 no. spaces	

Site area (approx) 1.01 acres / 0.41 ha

**USES** The property benefits from a 1957 planning consent and is suitable for all employment uses including E(G)(III), B2 & B8 uses.

**TENURE** The property is available to lease, contact the agents for further details.

**SERVICE CHARGE** There will be a nominal service charge to cover the upkeep and maintenance of the common parts, contact agents for further details.

**EPC** An energy performance certificate will be available upon completion.

**VAT** All figures are exclusive of VAT.

**MAINS SERVICES** Mains drainage, water, 3 phase electricity and fibre to the premises.

**RATEABLE VALUE** Available upon building completion.

**LEGAL COSTS** Each party to be responsible for their own legal costs.

## SPECIFICATION



8m clear internal height



37m service area



Ground floor offices



50 kN/m<sup>2</sup>



Landscaped environment



2 level access doors



23 parking spaces



Gated secure yard/ self contained site



150 KVA



Flexible 1st floor to be fitted for storage or office space

24 HOUR  
7 DAY ACCESS





## VIEWINGS / ENQUIRIES

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



**RUSSELL CROFTS** 07990 707 723  
[russell.crofts@knightfrank.com](mailto:russell.crofts@knightfrank.com)

**RHYS JONES** 07810 599 710  
[rhys.jones@knightfrank.com](mailto:rhys.jones@knightfrank.com)



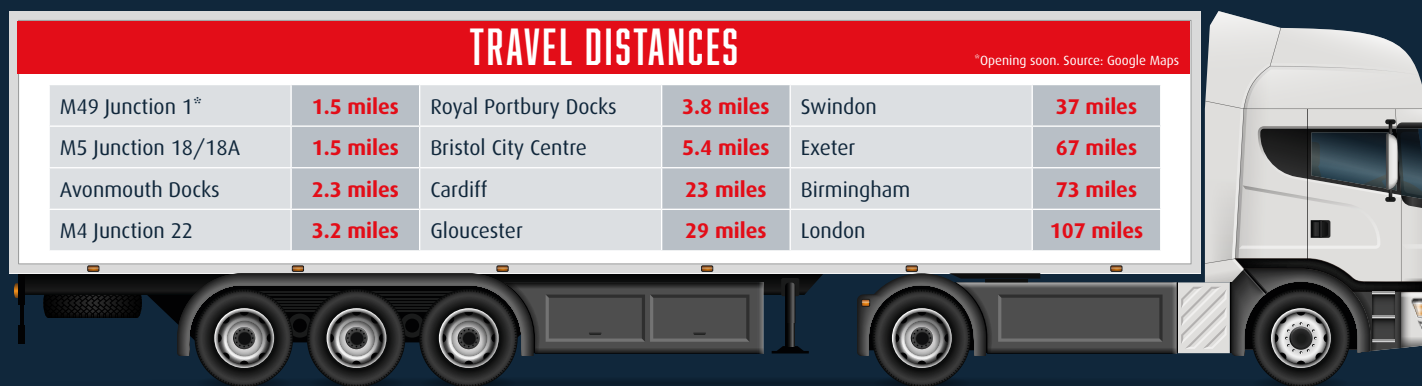
**ROB RUSSELL** 07540 994 123  
[rob@russellpc.co.uk](mailto:rob@russellpc.co.uk)

**CHRIS MILES** 07970 886 740  
[chris@russellpc.co.uk](mailto:chris@russellpc.co.uk)

## TRAVEL DISTANCES

\*Opening soon. Source: Google Maps

M49 Junction 1*	1.5 miles	Royal Portbury Docks	3.8 miles	Swindon	37 miles
M5 Junction 18/18A	1.5 miles	Bristol City Centre	5.4 miles	Exeter	67 miles
Avonmouth Docks	2.3 miles	Cardiff	23 miles	Birmingham	73 miles
M4 Junction 22	3.2 miles	Gloucester	29 miles	London	107 miles



Another development by

# BARBERRY

**JON ROBINSON** [JONR@BARBERRY.CO.UK](mailto:JONR@BARBERRY.CO.UK) 07779 786 393

**EMILIE DOUGLAS** [EMILIED@BARBERRY.CO.UK](mailto:EMILIED@BARBERRY.CO.UK) 07592 503 993

[BARBERRY.CO.UK](http://BARBERRY.CO.UK)

**IMPORTANT NOTICE** (1) Particulars: These particulars are not an offer or contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Knight Frank or Russell Property Consultants in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP or Russell Property Consultants nor any joint agent has any authority to make any representations about the property. No responsibility or liability is or will be accepted by Knight Frank LLP, Russell Property Consultants seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or documents made available to any interested party or its advisers in connection with the proposed transaction. All and any such responsibility and liability is expressly disclaimed. (2) Photos, Videos etc: The photographs, images, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. (3) Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. (4) VAT: The VAT position relating to the property may change without notice. (5) Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP, Russell Property Consultants may be required to establish the identity and source of funds of all parties to property transactions. (6) To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legal/privacy-statement>. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. Particulars dated NOVEMBER 2021.