



alder king

PROPERTY CONSULTANTS

TO LET

Unit A, Severn Distribution Centre, Sharpness, Gloucestershire, GL13 9UQ

Office Premises TO LET

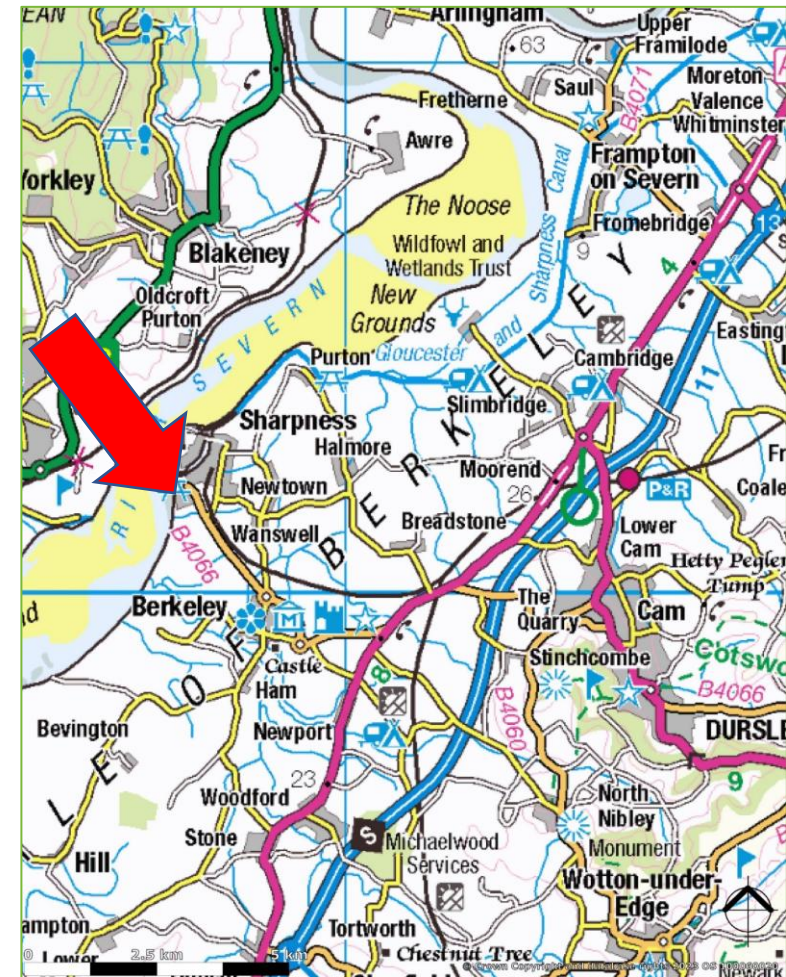
From approximately 903 sq ft to 3,234 sq ft (83.89 – 300.42 sq m)

- Out of town office accommodation
- Generous car parking
- Located within a fully managed estate with onsite security

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 Southwest. The site is managed to provide 24-hour manned security, 24-hour operation is possible and CCTV within a secure perimeter fence.



Accommodation

Description

Unit A is an 'L' shaped office building and the space currently available is situated on ground and first floor levels.

The offices have suspended ceilings with electric strip lighting, solid floors with perimeter trunking together with Category 5 cabling, carpeting, passenger lifts and gas fired central heating. The property also benefits from reception area with feature glazing, and male and female WC facilities.

Suitable alterations could be made to the property in order to achieve an open plan environment if required.

The property benefits from a generous car parking provision.

Services

We are advised that all main services are connected to the premises. 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.

Floor Area

The property provides the following approximate gross internal floor area:

Area	sq ft	sq m
Ground floor	2,331	216.53
First floor	903	83.89
TOTAL	3,234	300.42



Planning | Rates | EPC | Terms

Planning

We are verbally advised that the accommodation has planning consent for office use but any occupier should make their own enquiries to the Planning Department of Stroud District Council.

Tel: 01453 766321 or <https://www.stroud.gov.uk>

Business Rates

Interested parties should make their own enquiries to Stroud District Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.

www.voa.gov.uk.

Energy Performance Certificate

The EPC Rating is E-122 and the full certificate can be provided on request.

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 full repairing lease with terms to be negotiated.

Rent

The initial rent to be based upon £9.50 per sq ft exclusive. All rents are per annum exclusive of outgoing and VAT.

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 rental price. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

AML

A successful tenant/purchaser will be required to provide relevant information to satisfy AML requirements when Heads of Terms are agreed.

Viewing Arrangements

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



Alder King Property Consultants

Brunswick House
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www.alderking.com

AK Ref: AJGR/LDG/99-263

Date: October 2025

Subject to Contract



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Important Notice

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796.

Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol BS8 3BA.

A list of all Members is available at the Registered Office.

1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

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.