

New Henry Yard

SUSSEX STREET,
BRISTOL, BS2 0RA

Industrial Multi- Storey Development Opportunity

A new landmark multi storey
industrial development,
totalling 60,708 sqft.

>< dominus

NEWMARK

CUSHMAN &
WAKEFIELD

UNITS FROM
200 - 13,993 SQFT

AVAILABLE
Q4 2027



02

Site area for indicative purposes only

Central Bristol

A prime central Bristol location, with excellent road and public transport connections.



UNIVERSITY OF BRISTOL
Clifton Campus

Bristol City Centre

Central Shopping District

Cabot Circus

Queen Square

M32

Temple Quay

Soapworks

City Business Park

Bristol Temple Meads 

Kingsland Road

New Henry Yard

UNIVERSITY OF BRISTOL
Temple Quarter Enterprise Campus 1

Avon Street PBSA

Sussex Street

Brigg Point PBSA

St. Philips Causeway Ring Road

UNIVERSITY OF BRISTOL
Temple Quarter Enterprise Campus 2

Days Road

03 Development Opportunity

NEW HENRY YARD

- New Henry Yard will comprise of a five storey multi-level industrial asset of **60,708 sqft GIA, with unit sizes ranging from 200 – 13,993 sqft.**
- Resolution to grant was received on 30 April 2025. Further details on the planning submission can be found on the Bristol City Council Planning Portal under planning application number **24/05143/F.**
- **Prime specification**, including **3.60m – 5.75m** floor to ceiling heights, a shared loading yard with electric level access roller shutter door, a **1000kg goods lift and 25 kn/sqm ground floor loading.**
- The space **will suit a wide variety of sectors and uses** and is situated within walking distance of the City Centre, Temple Quarter, and Bristol Temple Meads.
- Situated in a **highly sought after industrial location** within central Bristol, benefiting from excellent road links to the **M32, A4 Bath Road and inner ring road.**
- Once complete, New Henry Yard will be the **first purpose built multi storey industrial** scheme in Bristol.
- The site extends to **0.35 acres.**
- The building will have the following approved use classes: **E(g)(ii)** (Research and Development; **E(g)(iii)** (Light Industrial); **B2** (General Industrial); **B8** (Storage and Distribution).

60,708

Multi storey industrial opportunity (sqft GIA)

3.60–5.75

Floor to ceiling heights (m)

200–13,993

Unit size (sqft)

5

Multi level industrial floors

0.35

Site extends to (acres)

04 CGI Render

NEW HENRY YARD

Render for indicative purposes only

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05 CGI Render

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06 CGI Render

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NEWMARK

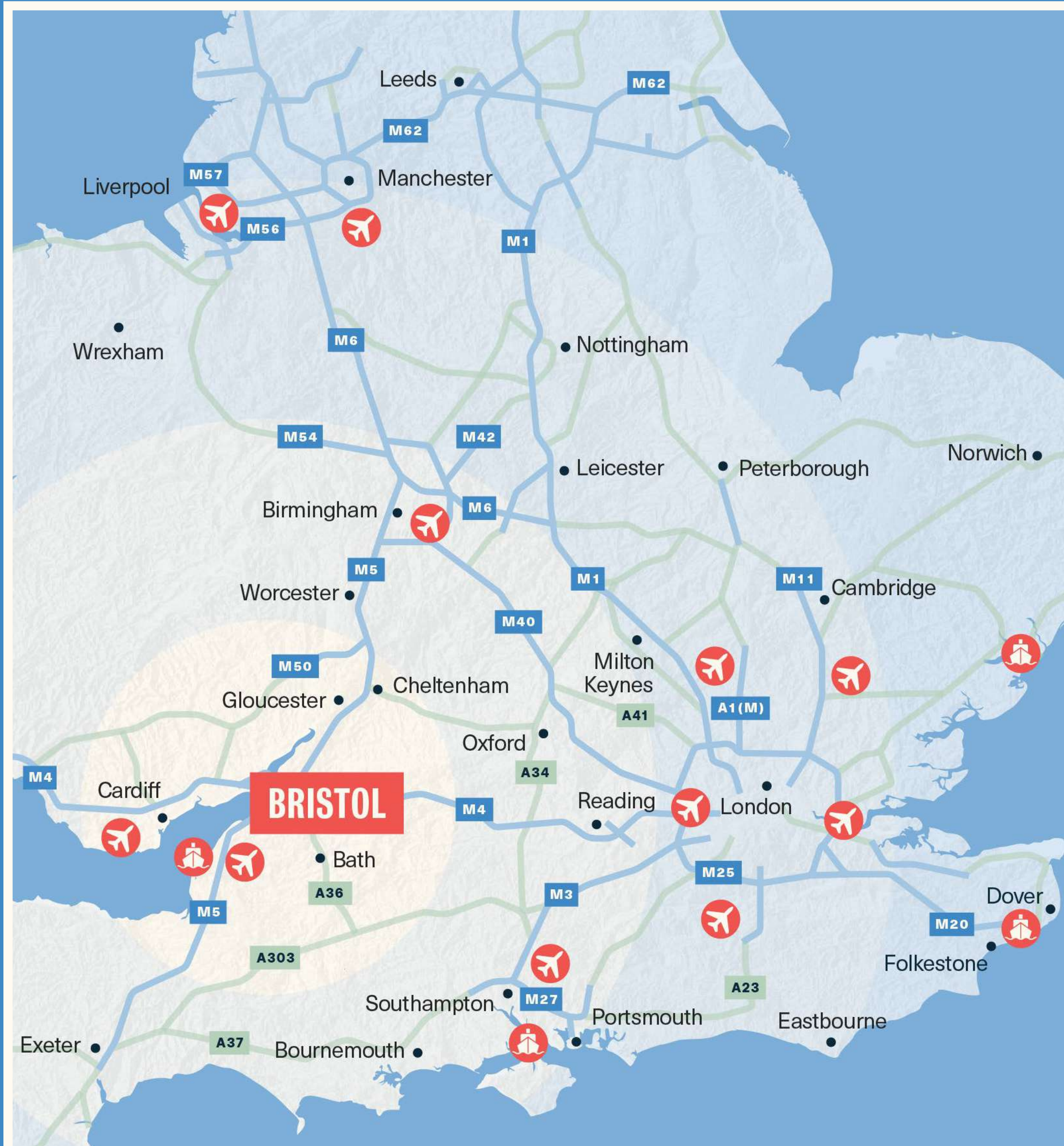
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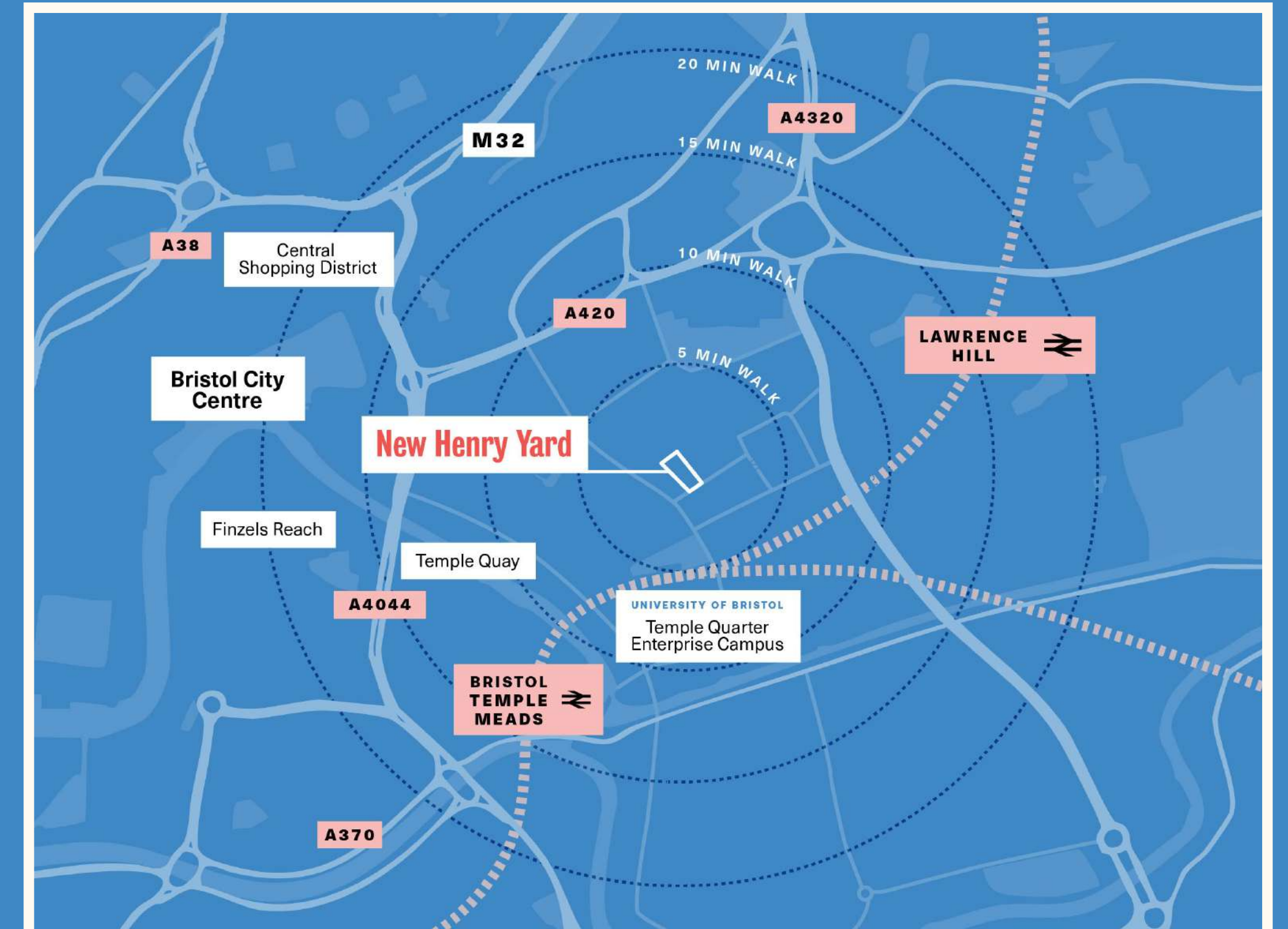
07 Location

NEW HENRY YARD



Journey Times











	Destination	Distance	Journey Time
Road 	M32 Motorway (J3)	1.5 miles	5 mins (drive)
	M4 Motorway (J19)	6 miles	15 mins (drive)
	M4 / M5 Interchange	7 miles	18 mins (drive)
Conurbation 	Bristol City Centre	1 mile	5 mins (drive)
	Bath	13 miles	25 mins (drive)
	Cardiff	27 miles	45 mins (drive)
Rail 	Bristol Temple Meads	0.6 miles	10 mins (walk)
	Bristol Parkway	7 miles	20 mins (train)
	Cardiff Central	27 miles	1 hour (train)
	London Paddington	120 miles	1 hour 35 mins (train)



08 Description & Accommodation

NEW HENRY YARD

The scheme, which **Bristol City Council** has resolved to **grant** at planning committee, benefits from the following institutional **design specification**:

-  Floor Loading – 25KN/M Ground Floor with 5KN/M on Upper Levels
-  Power to Site – 600 KVA
-  Consented Use – E(g)(ii), E(g)(iii), B2 & B8
-  Floor to ceiling heights ranging from 3.60m – 5.75m
-  5 floors ranging from 11,679 sqft – 13,993 sqft GIA
-  Unit sizes starting from 200 sqft
-  1 x 1000kg goods lift
-  Steel Portal frame construction
-  Covered service yard
-  WCs on each floor

Site Plan



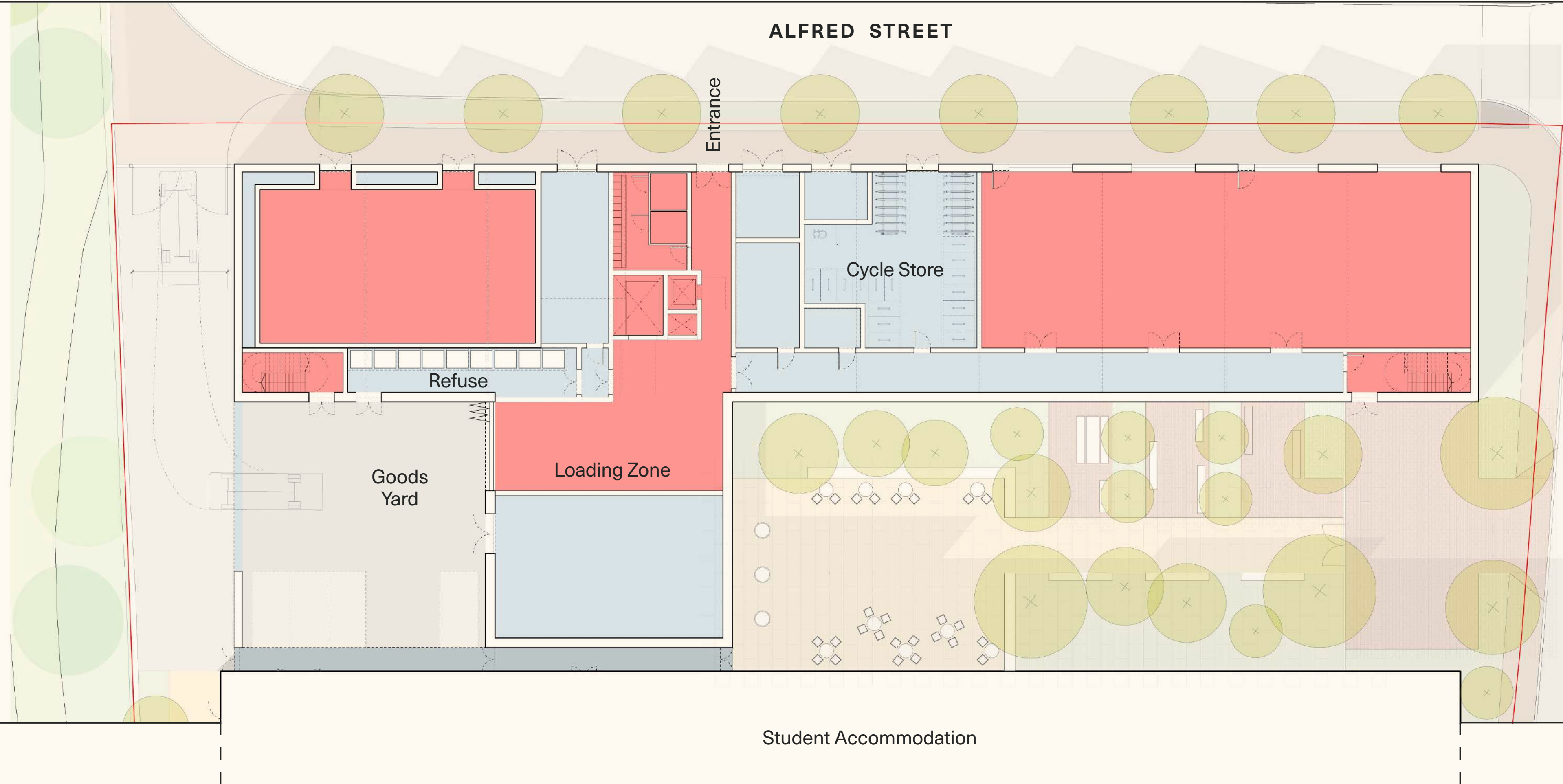
Floor Areas

Floor	GEA		GIA	
	sqm	sqft	sqm	sqft
—				
GF	1,419	15,274	1,300	13,993
1	1,178	12,680	1,085	11,679
2	1,178	12,680	1,085	11,679
3	1,178	12,680	1,085	11,679
4	1,178	12,680	1,085	11,679
Total	6,131	65,993	5,640	60,708

NEW HENRY YARD

ALFRED STREET

Indicative
Layout

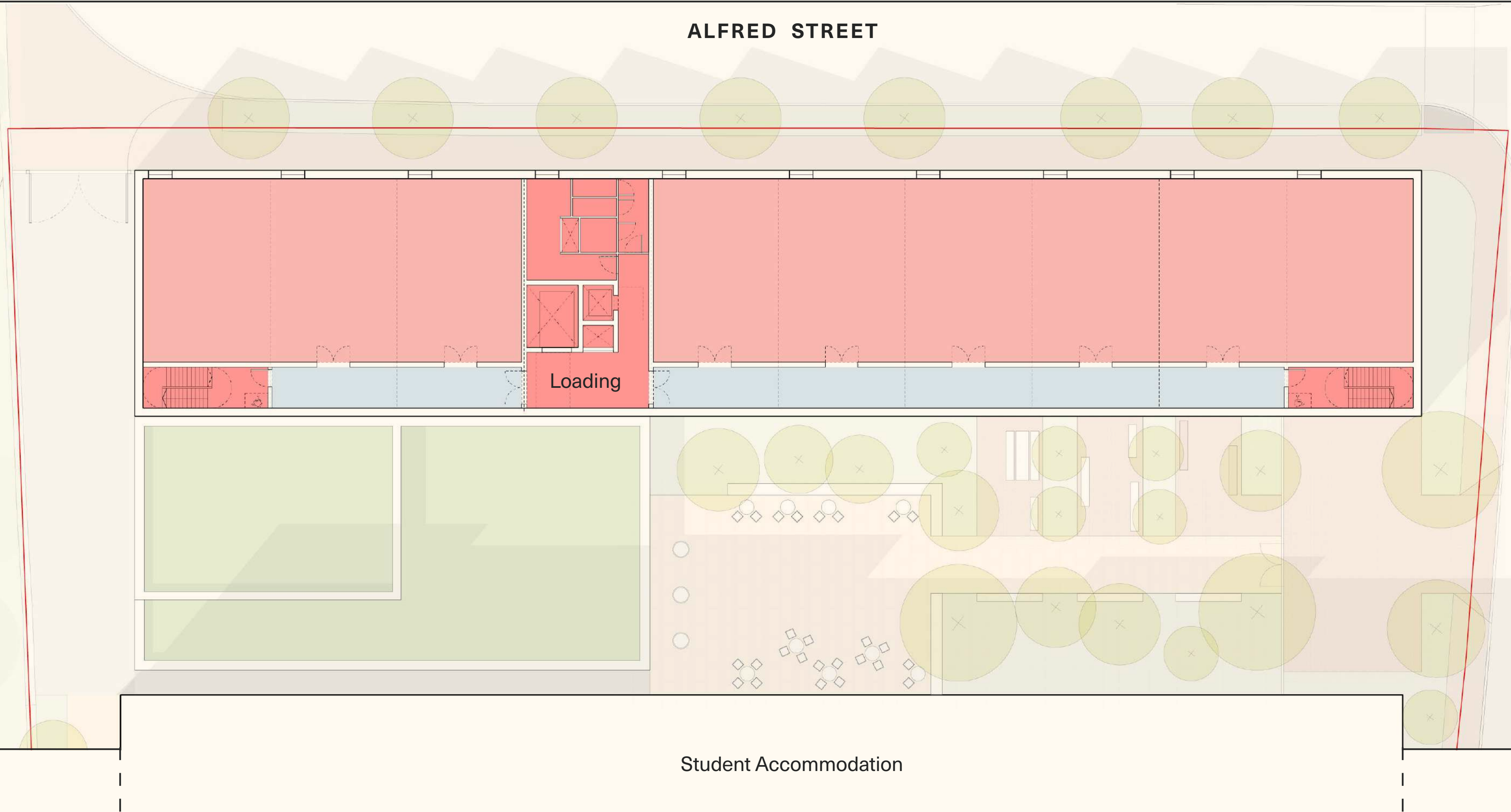


[Link to consented floor plans →](#)

NEW HENRY YARD

ALFRED STREET

Indicative
Layout



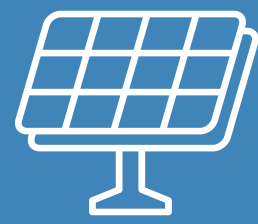
Student Accommodation

[Link to consented floor plans →](#)

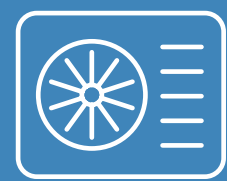
The scheme, which **Bristol City Council** has resolved to grant at planning committee, benefits from the following institutional **design specification**:



Targeting BREEAM Excellent



PV Panelling generating 28,583 KW/hr per year



Air Source Heat Pumps

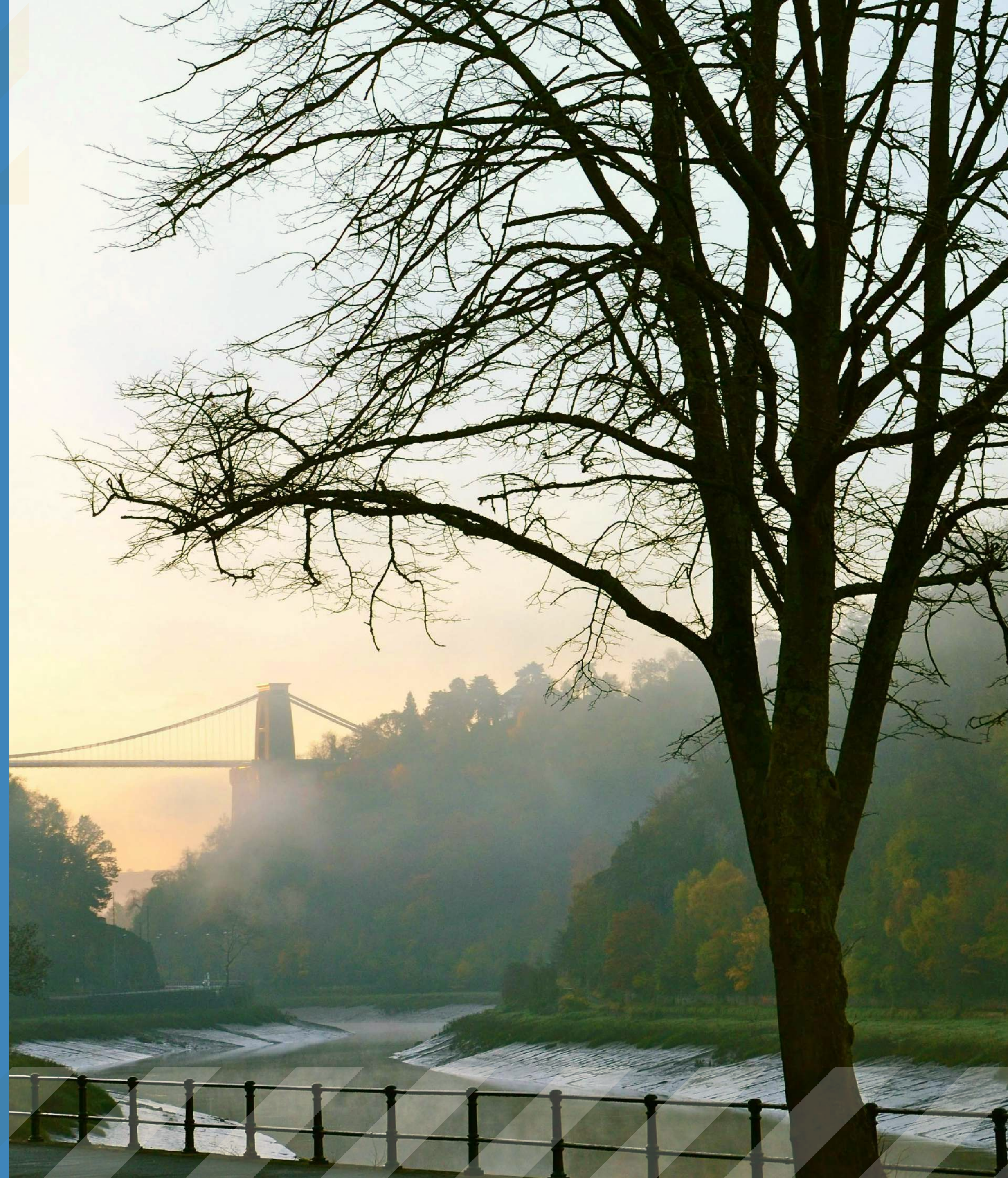


LED Lighting



Targeting A–B EPC*

*Dominus can tailor the specifications to an end users requirements.



Planning

The space benefits from the following uses classes, E (Research & Development), Light Industrial, B2 (General Industrial) and B8 (Storage and Distribution). More information can be found under planning application 24/05143/F. Interested parties are advised to contact Bristol City Council Planning Department.

Terms

The units will be available on the basis of a new IRI lease for a term of years to be agreed.

Rates

Each occupier will be responsible for their own business rates.

Legal Costs

Each party is responsible for their own legal costs incurred in the transaction.

Rent

On Application.

VAT

We can confirm the land is elected for VAT.

Inspections

Site inspections are by appointment only through the Newmark and Cushman & Wakefield teams.

AML

To discharge its legal obligations, including under applicable anti-money laundering regulations, the agents will require certain information of the successful bidder. In submitting a bid, you agree to provide such information when Heads of Terms are agreed.

Further Information

NEWMARK

CUSHMAN & WAKEFIELD

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NEWMARK

CUSHMAN & WAKEFIELD

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1. These particulars do not constitute any part of an offer or a contract.
2. All statements contained in these particulars are made without responsibility on the part of the Agent(s) or the Seller/ Lessor.
3. None of the statements contained in these particulars is to be relied upon as a statement or representation of fact.
4. Any intending Buyer or Tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
5. The Seller/Landlord does not make or give and neither the Agent(s) nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

