

New Henry Yard

Industrial Multi-
Storey Development
Opportunity

NEW HENRY YARD
SUSSEX STREET
BRISTOL BS2 0RA

>< dominus

NEWMARK

CUSHMAN &
WAKEFIELD



02

Site area for indicative purposes only

Central Bristol

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



Queen Square

Bristol City Centre

UNIVERSITY OF BRISTOL
Clifton Campus

Central Shopping District

Cabot Circus

M32

City Business Park

Temple Quay

Soapworks

Bristol Temple Meads

UNIVERSITY OF BRISTOL
Temple Quarter Enterprise Campus 1

Avon Street PBSA

Kingsland Road

New Henry Yard

Sussex Street

Brigg Point PBSA

UNIVERSITY OF BRISTOL
Temple Quarter Enterprise Campus 2

St. Philips Causeway Ring Road

Days Road

03 Development Opportunity

NEW HENRY YARD

- **Rare opportunity** to Forward Commit/Forward Fund a **prime multi-storey industrial asset** in the heart of Bristol.
- 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.**
- **Freehold.**
- MLI prime rents in Bristol are **£17.00 psf.**
- The redevelopment of surrounding industrial assets for alternative uses has **added further pressure on the existing floor space** and rents.
- 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). Given the broad range of uses **Dominus is keen to work with operators and investors to tailor the design** to an end users specification.

60,708

Multi storey industrial opportunity (sqft GIA)

3.60–5.75

Floor to ceiling heights (m)

200–13,993

Unit size (sqft)

0.35

Site extends to (acres)

5

Multi level industrial floors

£17.00 psf

MLI prime rents

04 CGI Render

NEW HENRY YARD

Render for indicative purposes only



05 CGI Render

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06

CGI Render

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07 Location

NEW HENRY YARD

New Henry Yard is prominently situated in a **strategic micro-location** within Bristol's commercial heart. It is situated just a **5 minute drive from the M32** and a 10 minute walk from Bristol Temple Meads and Temple Quarter. New Henry Yard is **ideally situated** for both road & rail links.

New Henry Yard is located in Bristol, South West England, approximately **13 miles from Bath** and **120 miles west of Central London**. Bristol is one of the UK's leading regional cities, with a population of approximately 472,000 (2021 Census), and an urban population of ~1,000,000 people. Bristol serves as a **key commercial and logistics hub for the wider south west region**.

Motorway access is via **J.3 of the M32**, 1.5 miles to the north. The M32 joins the M4 at J.19 (6 miles)

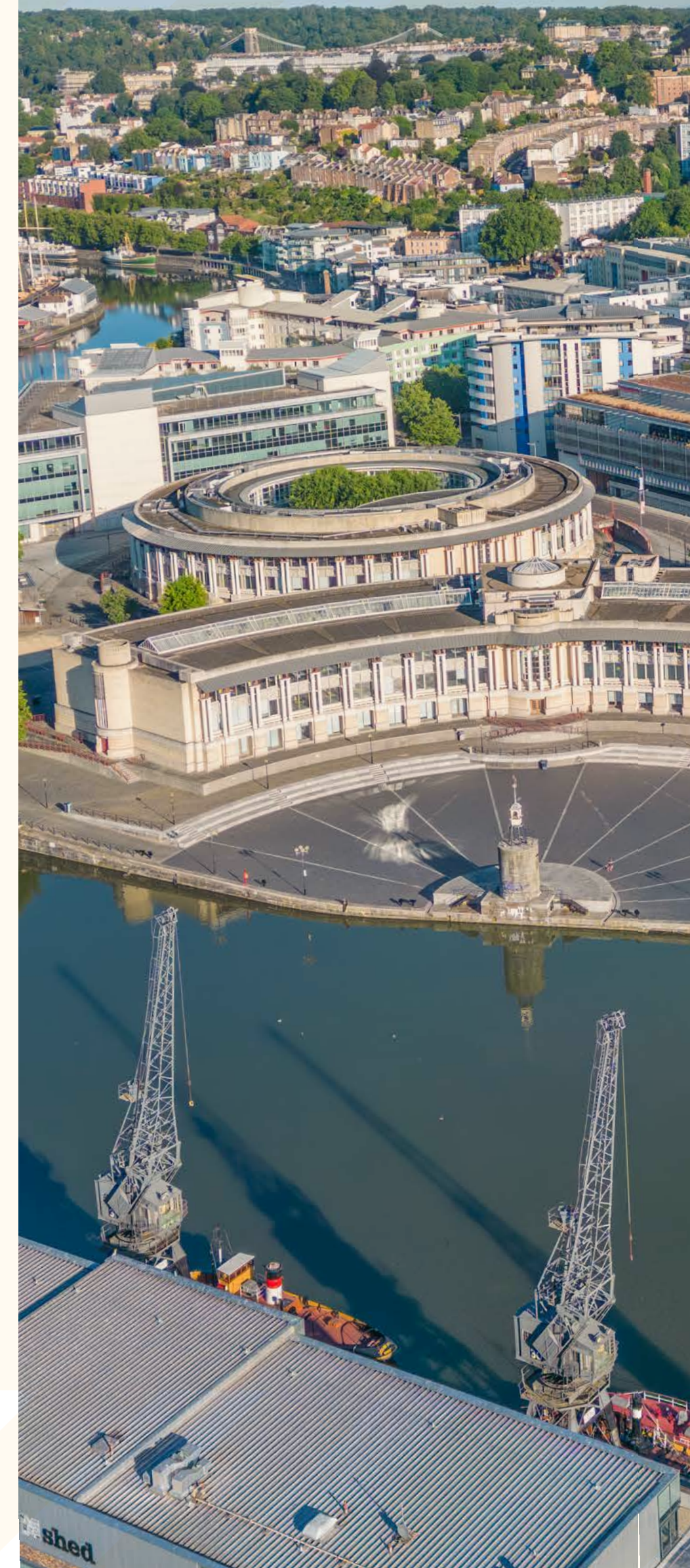
with onward access to the national motorway network. **Bath lies to the south east**, via the St Philips Causeway and A4 Bath Road.

Bristol Temple Meads station offers **regular rail services to London Paddington in approximately 1 hour 35 minutes**, with further connections to Birmingham, Cardiff, and Exeter. Bristol Airport (8 miles south), serves over 100 domestic and international destinations.

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Bristol has been ranked **fifth on the 'New Levelling Up Tech Power League'** of fast-growing tech cities.



Ranked as one of the **top 5 cities** in Great Britain to start a business.¹



42% of the population **obtained a degree** against the average of 34% in England and Wales.²



Only UK city to receive a **European Green Capital** award.



UK's **best place to visit** 2024.³

08 Location

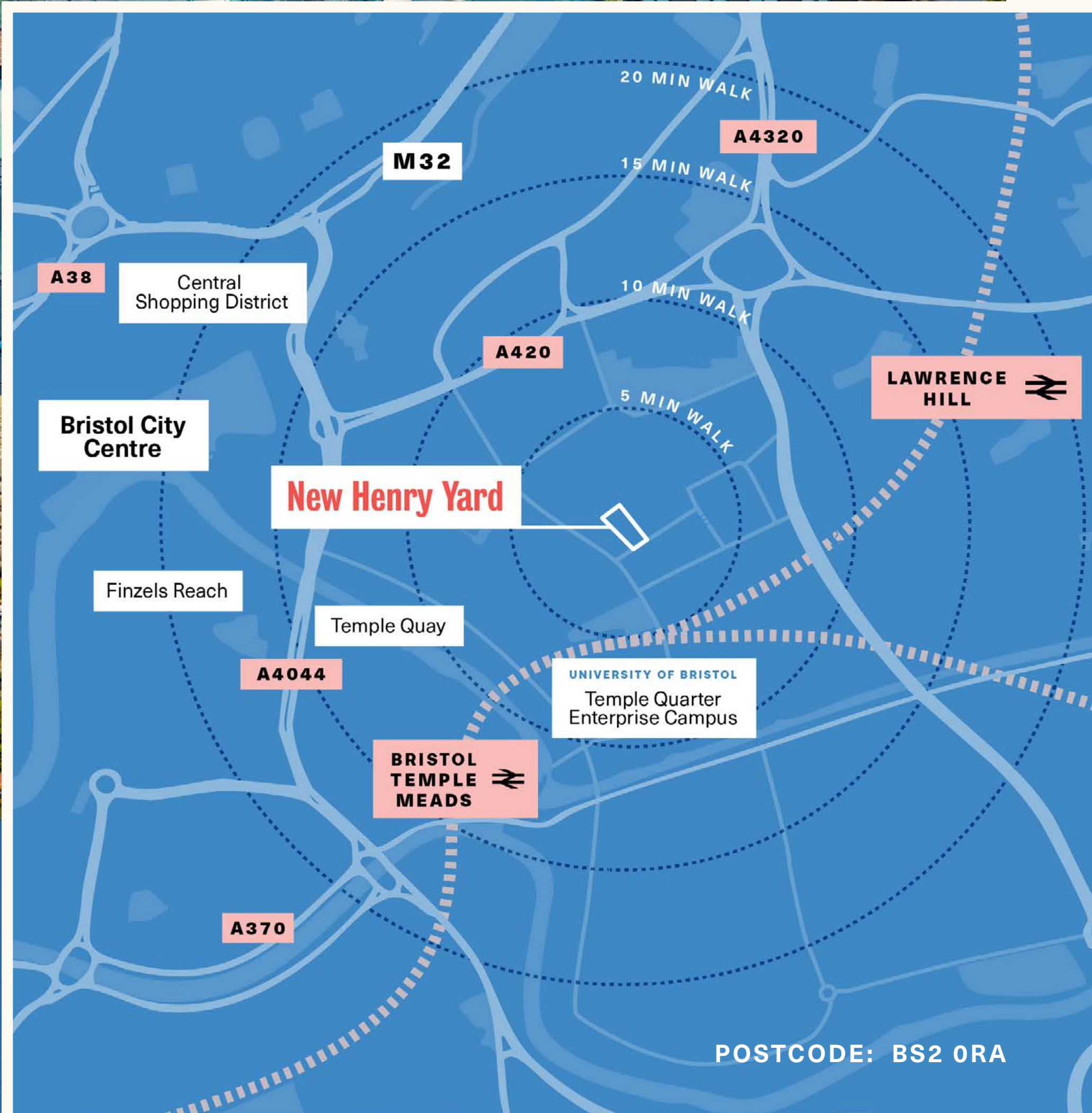
NEW HENRY YARD

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)



09 Situation



New Henry Yard occupies a **prominent position** at the corner junction of Sussex Street and Kingsland Road within Bristol's established **St Philips industrial district**. Situated **0.6 miles (a 10 minute walk) east of Bristol Temple Meads** station and the city centre, the site benefits from a **central urban location** with close access to key commercial and residential areas, making it an **ideal base for industrial occupiers** serving both trade and consumer markets.

The estate benefits from **excellent road connectivity**, with direct access to Sussex Street and Kingsland Road, linking to key arterial routes including the **A420 and A4320**. These provide seamless connections to the **M32 motorway within 1.5 miles**, which in turn offers swift access to the **M4 and M5 motorways**, supporting efficient regional and national distribution.

The area is a **well-established commercial and industrial hub**, featuring a mix of multi-let industrial estates, trade counters, and a diverse

tenant base encompassing both B2B and B2C operators. Notable nearby occupiers include **Science Creates, Travis Perkins, Howdens Joinery, Jewson, HSS Hire, City Electrical Factors, Screwfix**, and a range of regional construction firms, automotive services, and 3PL operations. This dynamic tenant mix underscores strong and sustained demand for flexible industrial space in the immediate vicinity. There are also a number of occupiers in the immediate vicinity which fall outside the traditional industrial sectors, such as **breweries & life science operators**.











With its prominent roadside frontage, excellent visibility, and convenient urban location, **New Henry Yard is perfectly suited for multi-level industrial use**, while also offering attractive potential for self-storage operators targeting Bristol's densely populated central catchment. The site presents a **compelling investment opportunity** with clear prospects for rental growth in a **tightly constrained urban market**.

[Google Maps Link](#) →

10 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



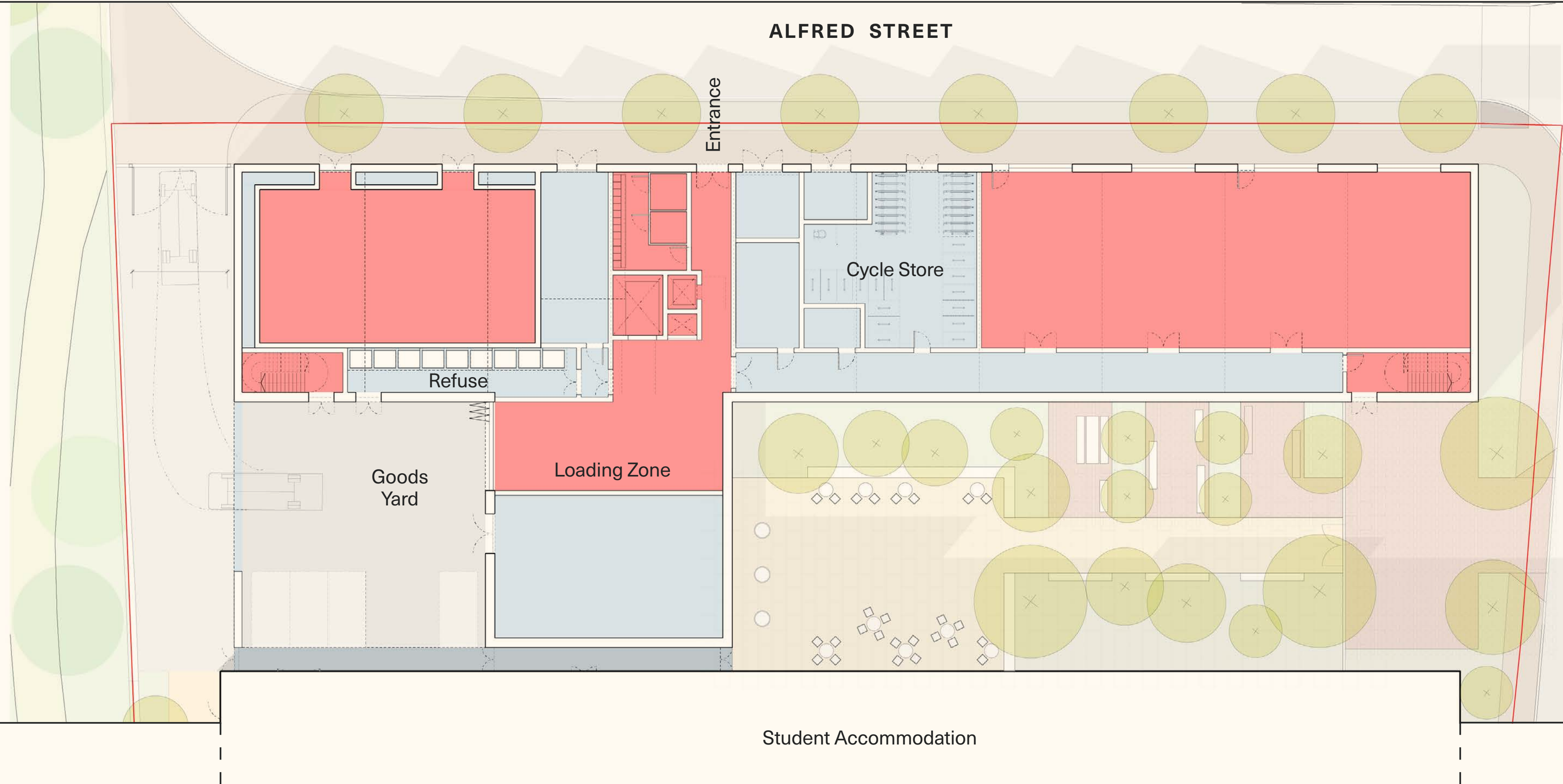
Floor Areas

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

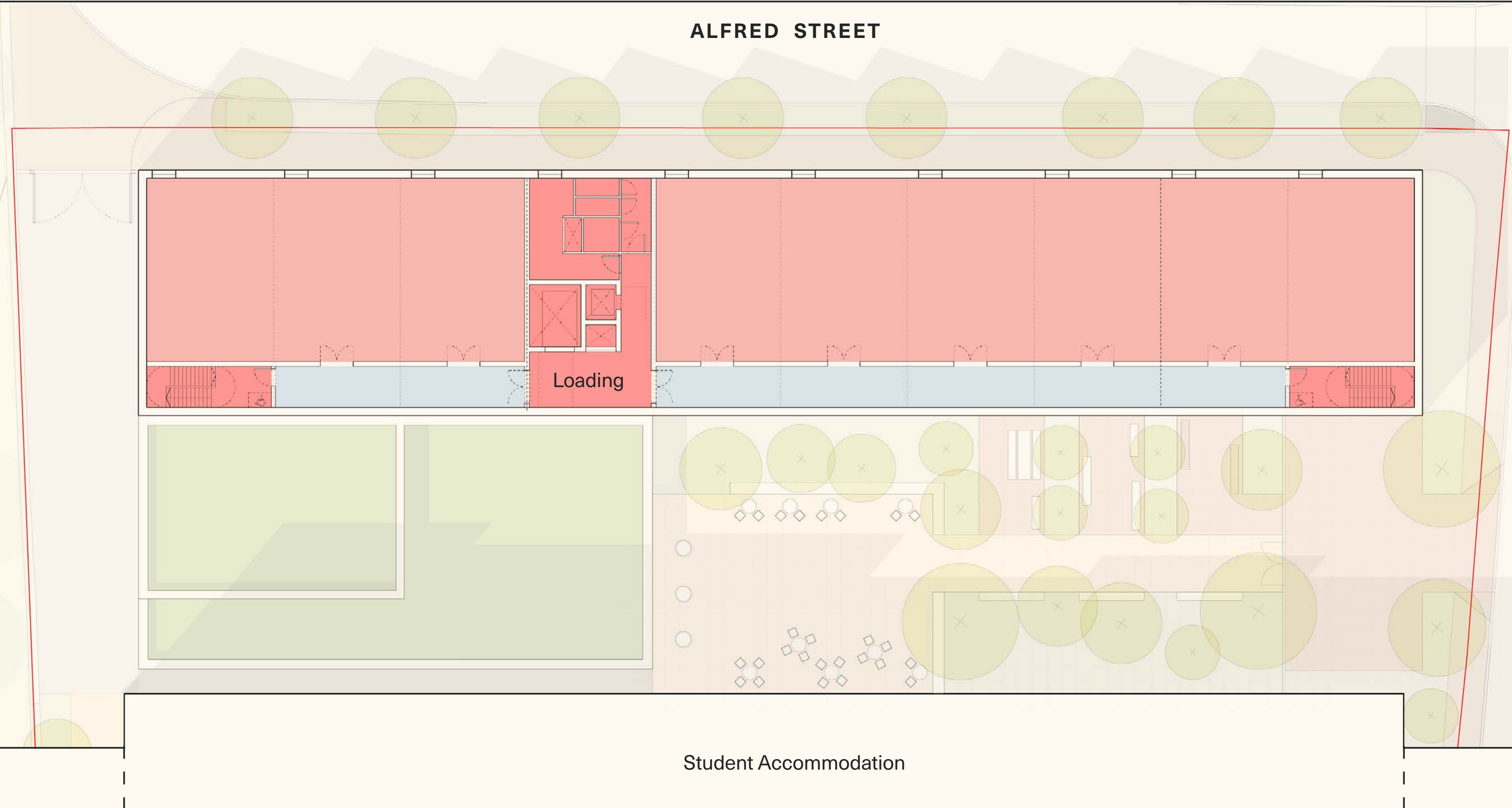


[Link to consented floor plans →](#)

NEW HENRY YARD

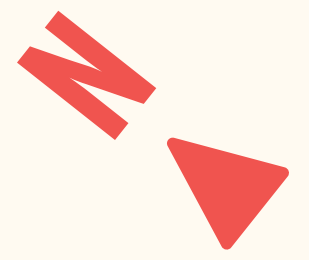
ALFRED STREET

Indicative
Layout



Loading

Student Accommodation



[Link to consented floor plans →](#)

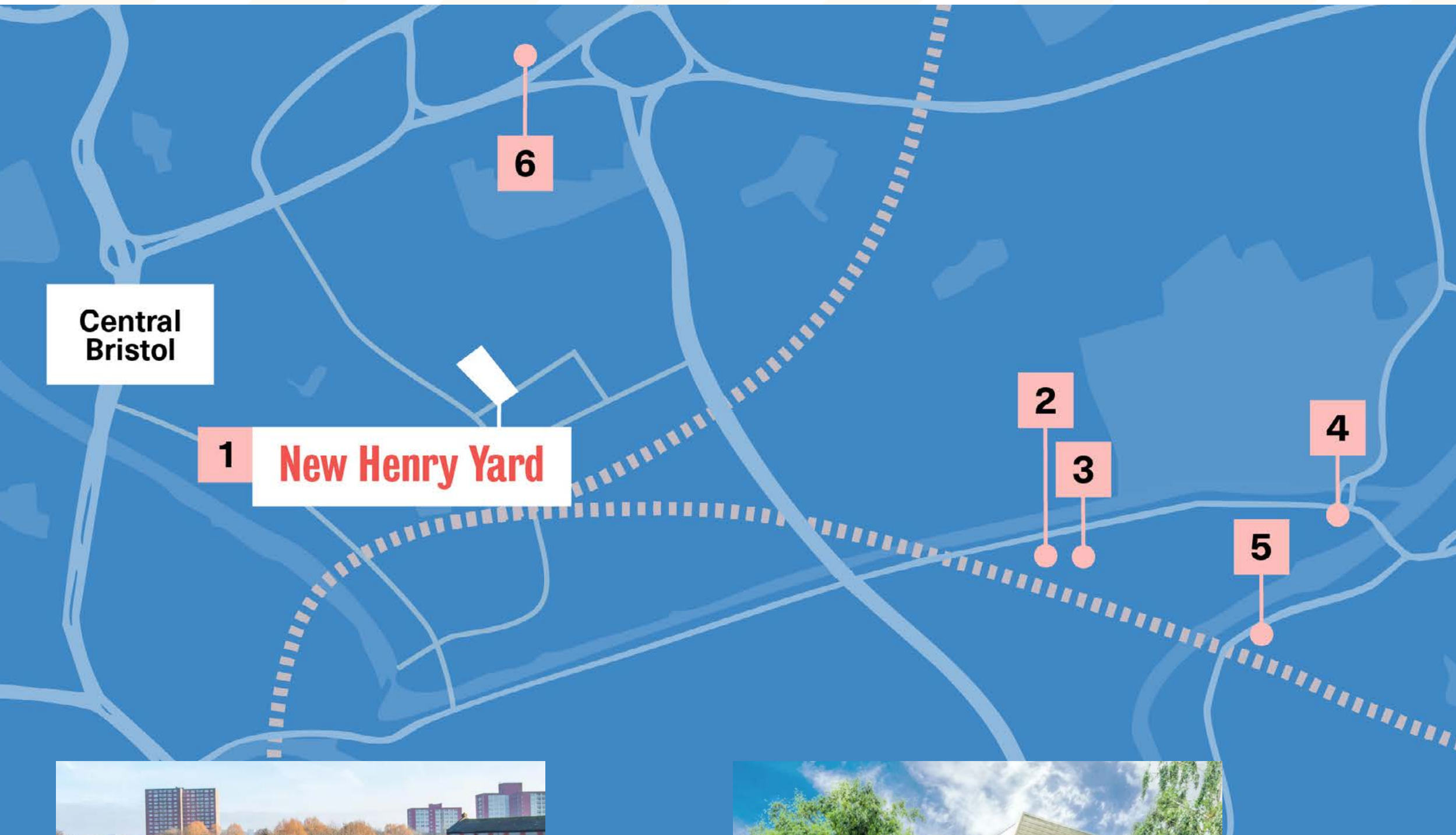
13 Occupational Market

Central Bristol continues to experience a chronic shortage of small to mid-sized industrial units, resulting in the **St Phillips district being one of the city's most in-demand urban industrial locations**. The limited pipeline of new supply, coupled with the repurposing of legacy industrial space for residential or mixed-use schemes, has **significantly intensified competition for existing stock**.

secondary stock now commands rents of up to **£17.00 per sq ft**, with well-specified and prominently positioned units exceeding this.

This imbalance between supply and demand has driven **exceptional rental growth**. In St Phillips, **rents have doubled over the past five years**, a clear indicator of sustained occupier appetite, coupled with a lack of supply. Refurbished

The occupational market in central Bristol remains exceptionally resilient, fuelled by demand from a wide range of sectors including **last-mile logistics, trade counter operators, SME manufacturing, and self-storage**. Businesses are increasingly **prioritising well-located urban space** to serve Bristol's growing population, and **vacancy rates remain critically low**, particularly for well-presented and accessible multi-let accommodation.



6
City Business Park



5
Unicorn Business Park

#	Date	Address	Size	Rent	Term
1	n/a	New Henry Yard	200+ sqft	£25.00*	n/a
2	Mar. 2025	Unit 2 Kings Business Park	3,939 sqft	£16.00	10 years
3	Feb. 2025	Unit 3 Kings Business Park	5,025 sqft	£15.50	10 years (5 year break)
4	Sept. 2024	Units C2 St Vincents Trading Estate	5,376 sqft	£17.00	10 years
5	Jun. 2024	Unit 3 Unicorn Business Park	7,597 sqft	£14.00	10 years (5 year break)
6	Nov. 2023	Unit 1 City Business Park	6,553 sqft	£16.00	10 years (5 year break)
Competitor Average			5,698 sqft	£15.70	

* SUBJECT TO SIZE OCCUPIED. RENT INCLUSIVE OF SERVICE CHARGE

14 Project Team

Architect	ALLFORD HALL MONAGHAN MORRIS	Daylight & Sunlight	gia
MEP	RIDGE	Transport	HighgateTransportation
Structural & Civil	MEINHARDT	Building Control	CLARKE BANKS
BREEAM	RIDGE	Fire Consultant	JENSEN HUGHES
Townscape	THE TOWNSCAPE CONSULTANCY	Comms Consultant	conversation^{PR}
Planning	AVISON YOUNG	Project Manager	>< dominus
Landscape Architect	Churchman Thornhill Finch	Development Manager	>< dominus

About Dominus

Dominus is a leading real estate investor, developer and operator delivering across the living and commercial real estate development spectrum. Founded in 2011, the family-owned business is deeply committed to generating social value through its operations and projects and has an exemplary track record for developing innovative solutions that benefit investors, occupiers, local authorities and communities.

Dominus take a sustainable, long-term approach to investment and to create value for all our stakeholders to deliver best-in-class assets which have a positive impact.

At the heart of Dominus is a core group of 50+ talented staff, whose skills cover the breadth of business and real estate disciplines, directed by an experienced senior leadership team.

Planning

On 30th April 2025, Bristol City Council's Development Management Committee B resolved to grant planning permission for the following development (reference: 24/05143/F):

"Demolition of existing structures and redevelopment of the site to facilitate mixed-use flexible employment (Uses Classes E(g)(ii), E(g)(iii), B2, B8 and sui generis telecommunications hub) and purpose-built student accommodation (sui generis); redevelopment with ancillary community space (sui generis) to be carried out in phases, including amenity space and cycle and car

parking provision, with vehicular access, servicing arrangements, public realm works, landscaping and other associated works."

Dominus, the applicant, is in the process of negotiating the Section 106 Agreement with Bristol City Council ahead of Planning Permission being formally granted.

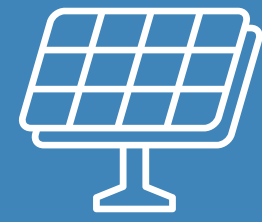
The planning application can be found on [this link](#). Application reference: 24/05143/F

For further information, visit [dominusrealestate.co.uk](https://www.dominusrealestate.co.uk)

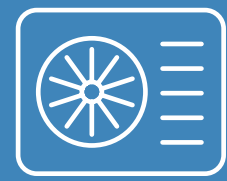
The scheme, which **Bristol City Council** has resolved to grant at planning committee, benefits from the following institutional **design specification**:



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.



16 Other Consented Opportunities – Self Storage

NEW HENRY YARD

The development opportunity at New Henry Yard lends itself to Self-Storage and is suitable for both owner occupiers and investors looking for a turnkey freehold opportunity. Situated within a densely populated area just 5 minutes from central Bristol, its proximity to the city centre and surrounding residential neighbourhoods makes it an ideal location to serve both personal and business storage needs.

The UK self-storage market has quickly become one of the country’s best-performing real estate sub-sectors, demonstrating exceptional resilience through recent years of volatile economic conditions. With an annual turnover of £1.2 billion, and with 64 million sq ft of lettable space, the sector continues to attract

significant institutional capital, fuelled by strong consumer demand and consistent operational performance. In 2023, only 65 new stores opened across the UK, reflecting ongoing barriers to development such as planning constraints, limited urban land availability, and competition from higher-value use classes. With occupancy averaging 75% and 79% for mature stores, rents rising 6% year-on-year, and demand outpacing both existing and pipeline supply, investors are actively pursuing trading portfolios, land for speculative development, and turnkey freehold opportunities. Success in the market is increasingly defined by location, product quality, and service, as end-user expectations continue to grow.



Self Storage Accommodation Schedule

[Link to Self-Storage plans](#)

Floor	GIA		GEA		Store	
	sqm	sqft	sqm	sqft	sqm	sqft
GF	1,293	13,918	1,400	15,069	729	7,847
1	874	9,408	1,178	12,680	1,016	10,936
2	1,085	11,679	1,178	12,680	1,016	10,936
3	1,085	11,679	1,178	12,680	1,016	10,936
4	1,085	11,679	1,178	12,680	1,016	10,936
5	1,085	11,679	1,178	12,680	1,016	10,936
6	1,085	11,679	1,178	12,680	1,016	10,936
Total	7,592	81,720	8,468	91,149	6,825	73,463

Structure & Proposal

Investors will be requested to offer based on a forward commitment or a forward funding structure.

For a forward commitment, the investor will agree a price today and exchange upon receipt of detailed planning consent. Completion will take place upon Practical Completion of the asset.

For a forward funding, it is envisaged that the investor will acquire the land on receipt of a detailed planning consent, provide funding throughout the development period and pay a final balancing payment on Practical Completion.

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

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CUSHMAN & WAKEFIELD

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