

PARALLEL 49

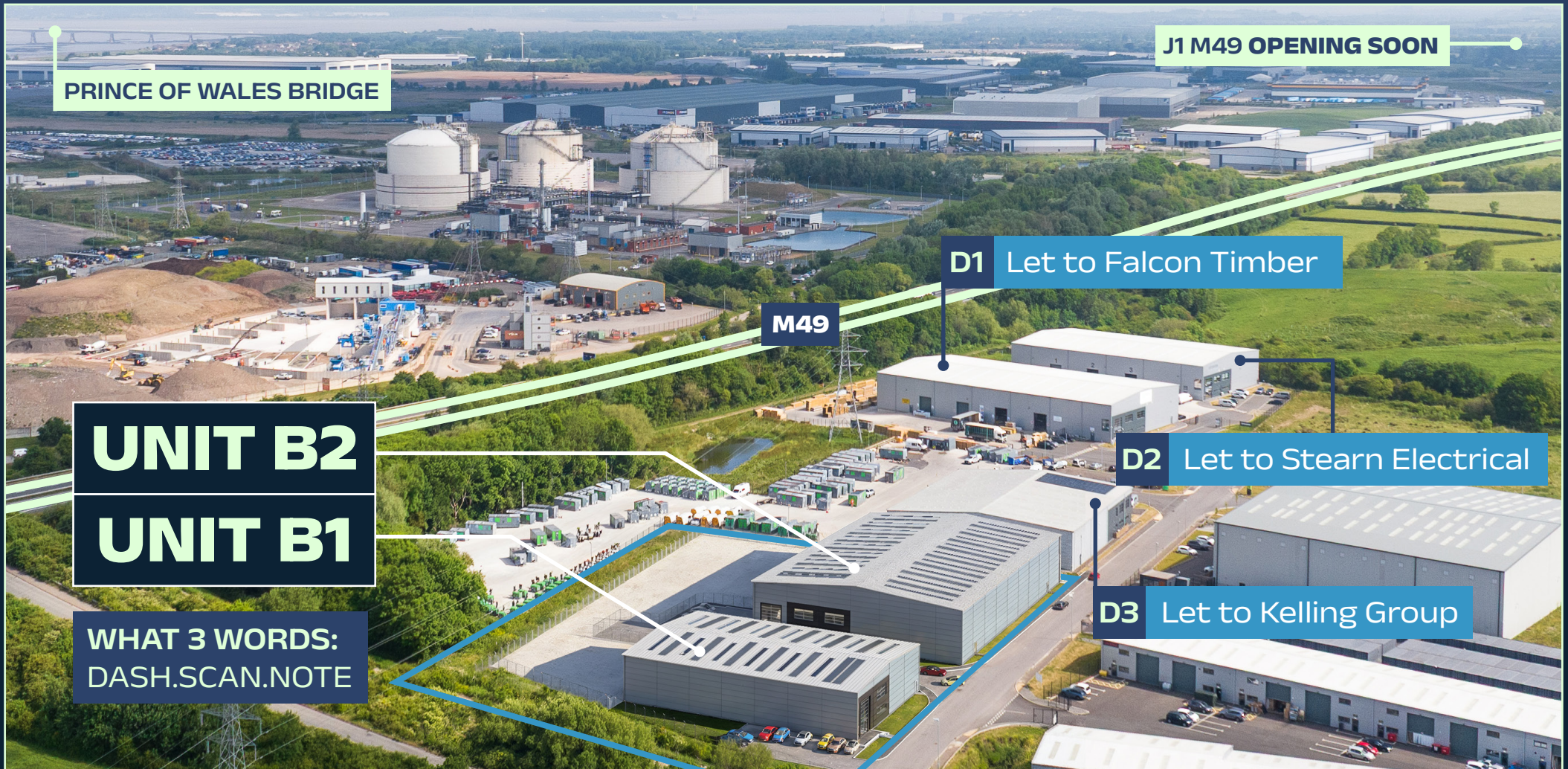
2 NEW WAREHOUSE/DISTRIBUTION UNITS
PRE-LET OPPORTUNITY

Unit B1 – 13,470 sq ft (1,251 sq m)
Unit B2 – 27,530 sq ft (2,557 sq m)

BS10 7SB

AVAILABLE APRIL 2026

PHASE 2



Unit B1 and B2



TO LET. 2 Warehouse / distribution units

Accommodation (approx.)	SQ FT	SQ M
Unit B1	13,470	1,251.4
Unit B2	27,530	2,557.62



Eaves height
Unit B1 – 8 metres
Unit B2 – 10 metres



Large KVA supply
– circa 650KVA
(400/250 split)



50KN/M2
floor loading



Electric level
loading doors



35 parking
spaces



Secure yards



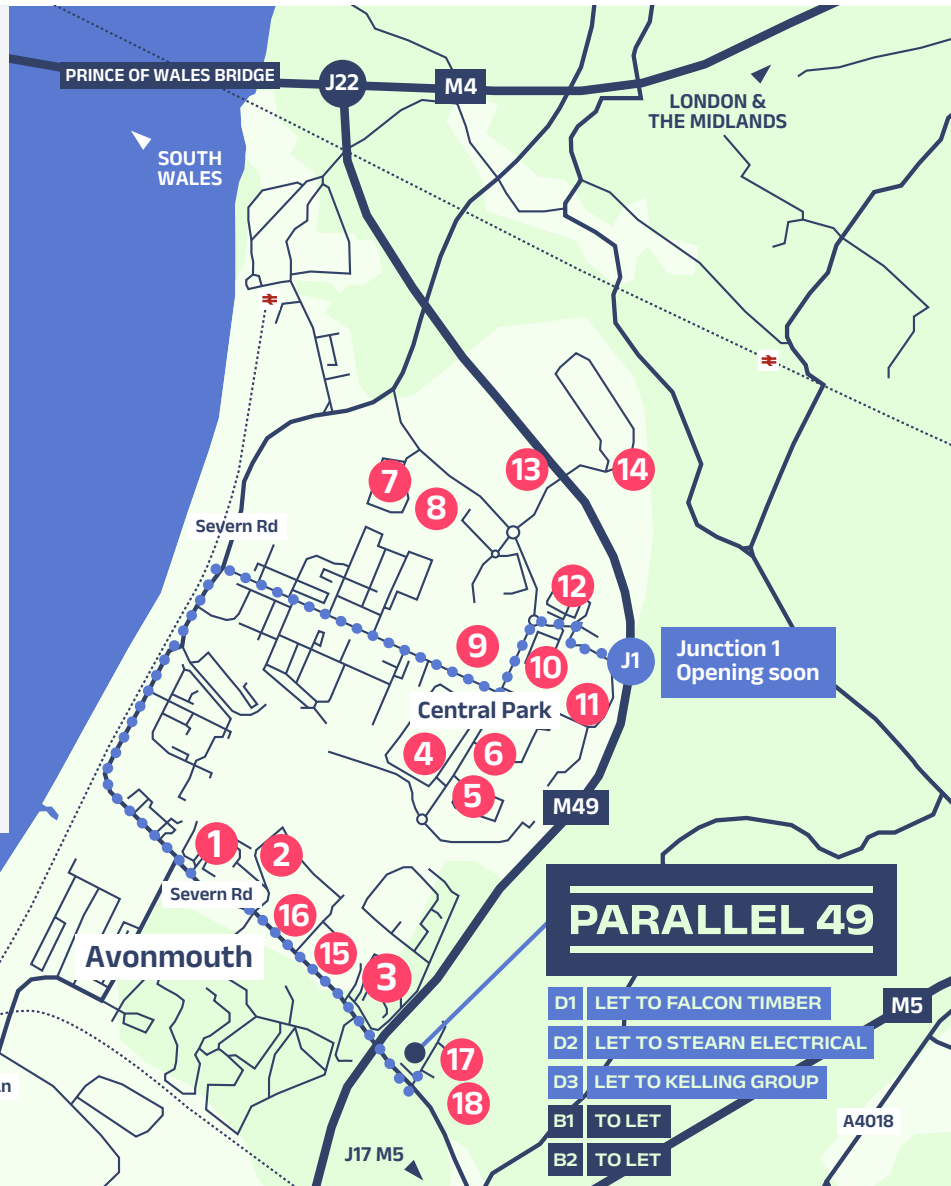
2 EV parking
spaces per unit
(plus future provision
ducting)



6 cycle
spaces

Location

- 1 Viridor
- 2 Copart
- 3 B&A Group
- 4 The Range
- 5 DHL
- 6 Davies Turner
- 7 Warburtons
- 8 Royal Mail
- 9 Lidl
- 10 Farmfoods
- 11 Amazon
- 12 CHEP
- 13 Next
- 14 Tesco
- 15 Wren
- 16 Volvo
- 17 Holleys
- 18 The Hill Company



3.5 miles from
J18/18A M5



6 miles to
Bristol City Centre



Established industrial /
distribution location



Prominent site
fronting M49



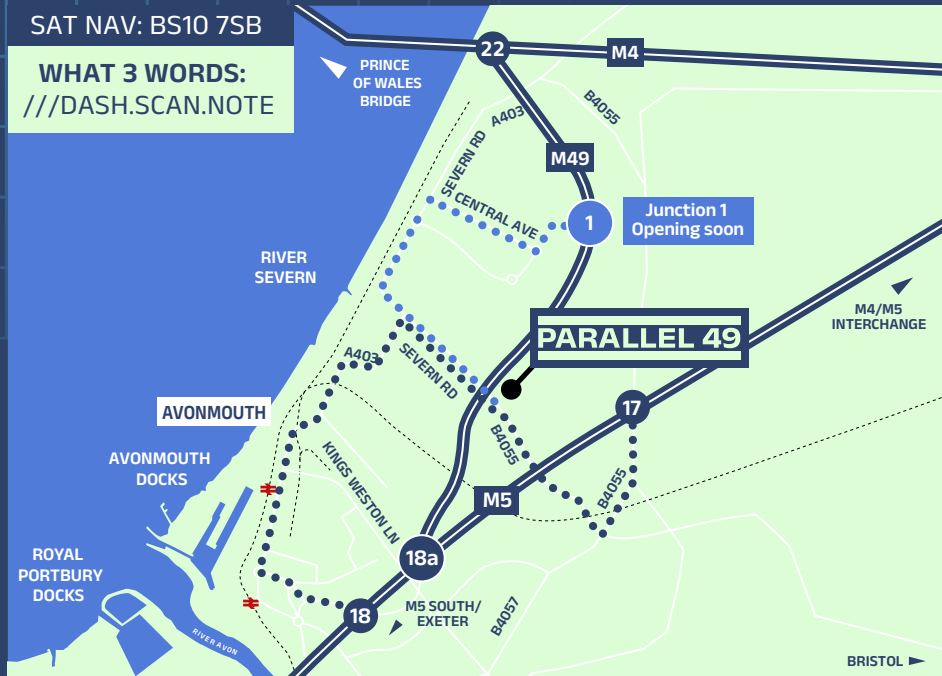
Within close proximity
of Junction 1 M49



Severn Road (B4055)
links Avonmouth
to Bristol

SAT NAV: BS10 7SB

WHAT 3 WORDS:
///DASH.SCAN.NOTE



TENURE

The units are available by way of a new FRI lease for a term in excess of 10 years.

PLANNING

The units will have consent for all employment uses. Contact agents for further information.

SERVICE CHARGE

Occupiers will be required to contribute a service charge for the upkeep of the common areas. Contact the agents for further information.

ENERGY PERFORMANCE CERTIFICATE

Both units will have an energy performance certificate targeting A (22).

VAT

All figures are exclusive of VAT if applicable.

MAINS SERVICES

The units will have the benefit of mains drainage; water; BT fibre and 3-phase electricity.

MONEY LAUNDERING REGULATIONS

As part of our obligations under the UK Money Laundering Regulations 2017, Knight Frank / RPC will require any tenant / purchaser to provide proof of identity along with any other required documentation to satisfy anti-money laundering regulations.

RATEABLE VALUE

The buildings have not been assessed. Please contact agents for likely rates payable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWINGS / ENQUIRIES

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



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A development by:



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(4) VAT: The VAT position relating to the property may change without notice.

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Particulars dated June 2025. All Photographs and videos dated June 2025. Aerial June 2025.