



GDV: £350m+

USE: Storage, warehousing, logistics

LOCATION: Central Park, Severnside

PLANNING AUTHORITY: South Gloucestershire Council

CURRENT STAGE/STATUS: Planning consent for 2,000,000 sq ft industrial and logistics

PRACTICAL COMPLETION: Deliverable Q2 2026

Axis Works is a 101-acre industrial and logistics development within the Avonmouth-Severnside enterprise area. With hybrid consent for around 2 million sq ft of B2 and B8 floorspace, the scheme offers flexible build-to-suit and institutional logistics opportunities, with eaves heights up to 30m. It is in close proximity to the new Junction 1 of the M49 connecting to the national motorway network, with nearby rail stations for workforce access.

The site is already attracting major occupier and investor interest. A 390,000 sq ft M&S logistics facility is under construction, alongside a further 209,319 sq ft last-mile logistics unit. Designed to meet modern logistics and manufacturing requirements, Axis Works combines scale, connectivity, power and sustainability credentials, making it one of the West of England's strongest propositions for industrial, distribution and supply chain investment.

KEY FACTS:

- Strategic location
- Port access
- Can accommodate units up to 1m sq ft
- Up to 24 MVA power capacity

INVESTMENT PROPOSITION:

Flexible, future-ready space for occupiers and investors seeking a proven industrial location with strong market demand, major occupier momentum and the ability to support long-term growth across advanced logistics, manufacturing and supply chain operations.