

# ACCESS 18 AVONMOUTH

[access18.co.uk](http://access18.co.uk)

## UNITS 19 & 20

High Quality Production  
and Distribution Units

Units from:

5,924 Sq.ft - 10,260 Sq.ft (550 Sq.m - 953 Sq.m)



ST.MODWEN

Ready for occupation Q4 2018



\*Computer generated image



# ACCESS 18 AVONMOUTH



# ESTATE AND BUILDING LAYOUT



## UNITS 19 & 20 EXECUTIVE SUMMARY

Access 18 provides flexible opportunities to the occupier market within the industrial and logistics sectors.

St. Modwen has selected Access 18 Avonmouth as a prime development site, where over 750,000 sq ft of new accommodation has already been delivered. This latest speculative phase provides 58,000 sq ft of high quality production and distribution space with individual units ranging from 5,924 sq ft to 10,260 sq ft.

St. Modwen will lease units to occupiers for a term of years to be agreed. The leases will be drafted in a standard form on a full repairing and insuring basis.

This proposal document is designed to present a summary of the buildings and specification and the holistic opportunity available to an occupier. St Modwen hopes this will provide occupiers with an innovative and exciting opportunity that will provide flexibility with which to operate contracts and minimise operational costs.

- 6M CLEAR INTERNAL HEIGHT
- SEPARATE PEDESTRIAN AND LEVEL ACCESS LOADING DOORS
- UNIT FLEXIBILITY FOR OCCUPIER FIT-OUT
- FORECOURT AREAS WITH ALLOCATED PARKING
- 37.5KM/M<sup>2</sup> FLOOR LOADING
- HIGH QUALITY MANAGED ENVIRONMENT

### ACCOMMODATION

Units are available in combinations.

UNIT 19	Sq.ft	Sq.m
Unit 19a	10,260	953
Unit 19b	6,111	568
Unit 19c	6,111	568
Unit 19d	8,202	762

UNIT 20	Sq.ft	Sq.m
Unit 20a	7,953	739
Unit 20b	5,924	550
Unit 20c	5,924	550
Unit 20d	7,953	739





