



ACCESS 18

BRISTOL J18, M5



Available for immediate occupation

Units from 6,150 sq ft – 15,882 sq ft (571– 1,476 sq m)

Access 18, Avonmouth Bristol BS11 8AZ

High Quality Production & Distribution Units

 **ST.MODWEN**

THE UK'S LEADING REGENERATION SPECIALIST

High Quality Production & Distribution Units

Location

Access 18 is located on Avonmouth Way & Kings Weston Lane which provide direct access to the M5/M49 junctions 18/18a, within 1 mile to the south.

The M4/M5 interchange is approximately 7 miles to the north. Avonmouth Docks are within 1 mile of the site and Bristol City Centre is 10 miles east via the A4 Portway.

Description

Access 18 is developed and managed by St. Modwen, the UK's leading regeneration specialist. It comprises a 212 acre (85.8 ha) development site in an established distribution and industrial location.

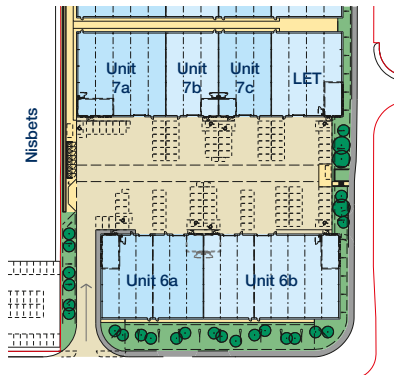
Phase V comprises a development of 6 brand new units built to meet modern occupiers' requirements.

Accommodation

Units are available in combination and with 6a/6b capable of further subdivision.

Block 6	Sq ft	Sq m
Unit 6a	11,916	1,107
Unit 6b	15,882	1,476

Block 7	Sq ft	Sq m
Unit 7a	10,317	958
Unit 7b	6,150	571
Unit 7c	6,162	573
Unit 7d	Let to Plant-Ex Ingredients Ltd	



Planning

Units have detailed planning consent for business uses including B8 storage and distribution, B1(c) Light Industrial and B2 (General Industrial).

Specification

- 6m clear internal height
- Separate pedestrian and level access loading doors
- Unit flexibility for occupier fit-out
- Forecourt areas with allocated parking

For Further Information

Please contact the joint sole agents:

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