



**ACCESS 18**

BRISTOL J18, M5

 **ST. MODWEN**

THE UK'S LEADING REGENERATION SPECIALIST



CGI image

## For Sale/To Let

Units from 5,900 sq ft – 15,790 sq ft (1,467– 548 sq m)

**Ready for Occupation 2017**

High Quality Production & Distribution Units

**ACCESS 18**

Avonmouth, Bristol BS11 8AZ

# 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.

## Accommodation

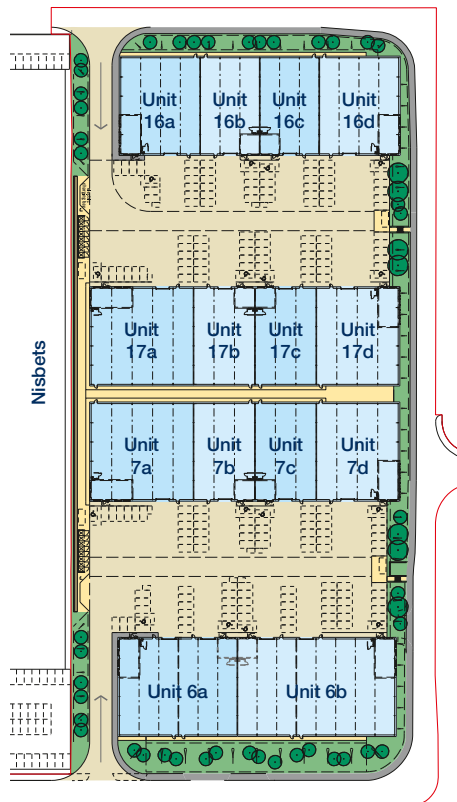
Units are available in combination with 6a/6b capable of subdivision.

Block 6	Sq ft	Sq m
Unit 6a	11,834	1,099
Unit 6b	15,789	1,467

Block 7	Sq ft	Sq m
Unit 7a	10,260	953
Unit 7b	6,111	568
Unit 7c	6,111	568
Unit 7d	8,202	762

Block 17	Sq ft	Sq m
Unit 17a	10,260	953
Unit 17b	6,111	568
Unit 17c	6,111	568
Unit 17d	8,202	762

Block 16	Sq ft	Sq m
Unit 16a	7,953	739
Unit 16b	5,924	550
Unit 16c	5,924	550
Unit 16d	7,953	739



## Planning

Units will 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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