

**THREE UNITS
TO LET**

Unit 3: 30,308 sq ft

Unit 4: 34,607 sq ft

Unit 5: 22,252 sq ft

Zinc Road | Access 18 | Avonmouth | BS11 8AZ

ACCESS:POINT

New Industrial / Distribution Development
Ready for Occupation Q4 2026

ACCESSPOINT

- New development in the established Access 18 industrial / distribution location
- Size range from 22,252 – 87,167 sq ft (2,067.2 – 8,098.0 sq m)
- Close proximity to St Andrews Road A403, Junctions 18, 18a M5 and Junction 1 M49



co op

amazon

To St Andrews Rd A403

ASDA

UNIT 3

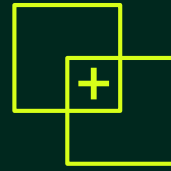
UNIT 5

UNIT 4

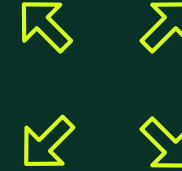
EXCELLENT SPECIFICATION

A brand new development of three industrial / distribution units. Ready for occupation Q4 2026.

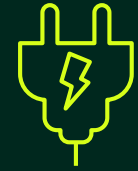
The units benefit from a comprehensive specification and will target an EPC A rating.



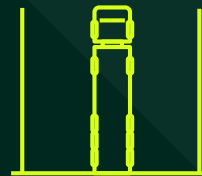
Units can be combined



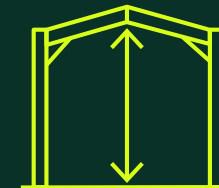
Size range from 22,252 – 87,167 sq ft



Substantial Power Supply



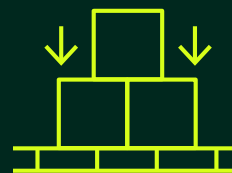
Dedicated loading yards



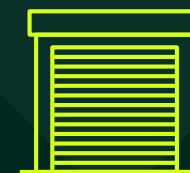
Clear Eaves Height
Unit 5: 11.5m
Unit 3 & 4: 9m



24/7 Access



Targeting floor loading 50 kN/m²



Electrical level loading doors



Allocated parking

SCHEDULE OF ACCOMMODATION

Units are measured on a GIA basis and can be combined if required.

	Unit 3	Unit 4	Unit 5
Size	30,308 sq ft 2,815.7 sq m	34,607 sq ft 3,215.1 sq m	22,252 sq ft 2,067.2 sq m
Yard depth	35m	45m	60m
Level loading doors	6	7	5
Eaves height	9m	9m	11.5m

Units can be combined.

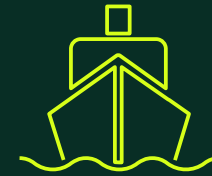
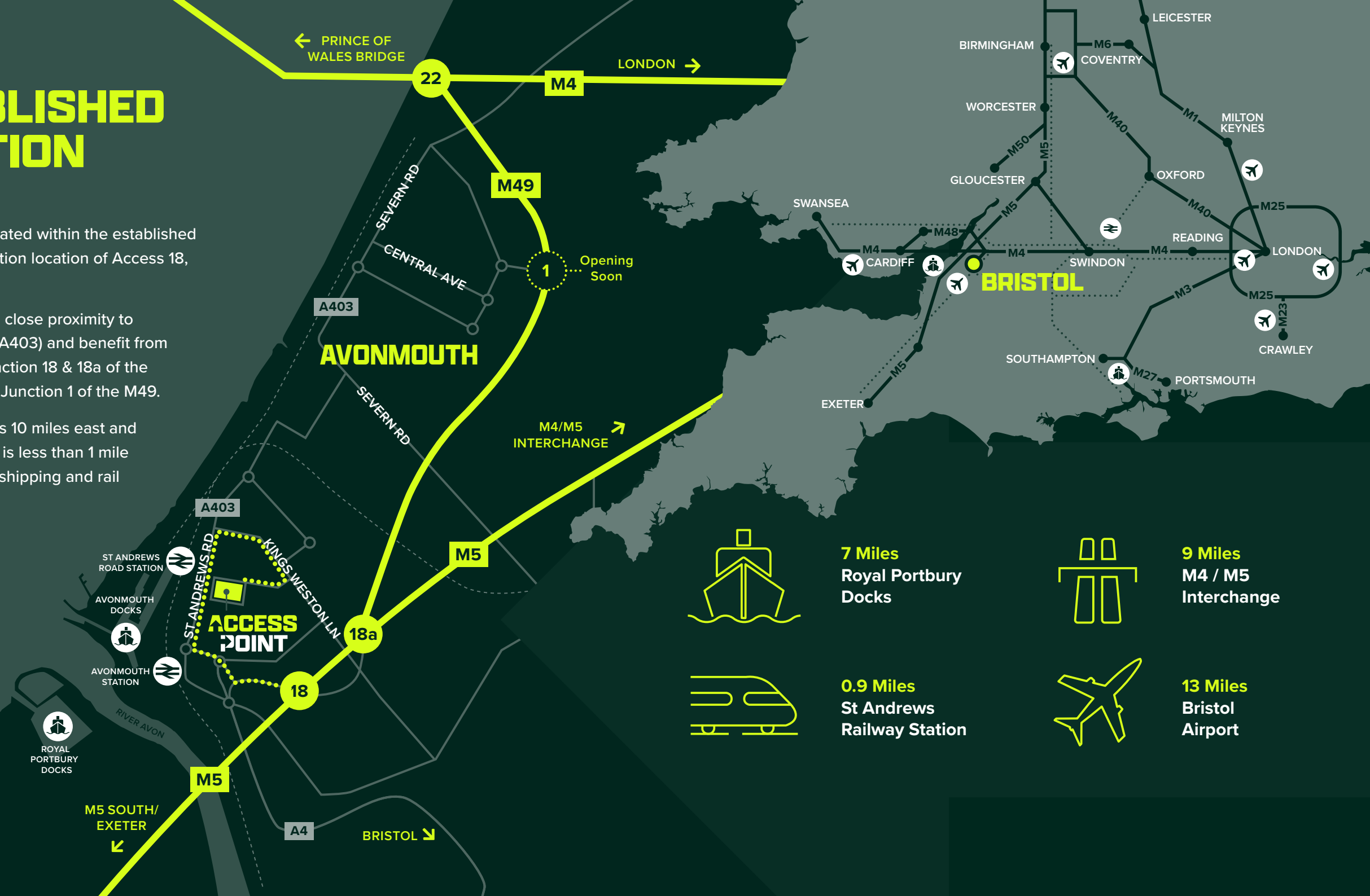


ESTABLISHED LOCATION

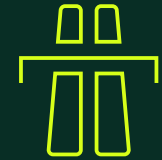
Access Point is located within the established industrial / distribution location of Access 18, Avonmouth.

The units sit within close proximity to St Andrews Road (A403) and benefit from easy access to Junction 18 & 18a of the M5 motorway and Junction 1 of the M49.

Bristol city centre is 10 miles east and Avonmouth Docks is less than 1 mile from the site, with shipping and rail terminal facilities.



7 Miles
Royal Portbury
Docks



9 Miles
M4 / M5
Interchange



0.9 Miles
St Andrews
Railway Station



13 Miles
Bristol
Airport

ACCESSPOINT

TERMS

All the units in the proposed scheme will be available by way of a new FRI lease. Terms on application.

PLANNING

The units will benefit from B2 (general industrial), B8 (warehousing and distribution) with unrestricted hours of use. Contact the 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.

RATES

The properties will be re-assessed for rates on occupation.

EPC

An energy performance certificate will be available upon completion.

SERVICES

All the units will have the benefit of mains drainage, water, fibre and 3 phase electricity.

VAT

VAT if applicable will be charged at the standard rate.

ANTI MONEY LAUNDERING

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed.

FURTHER INFORMATION

For further information, please contact the sole agents:

**AVISON
YOUNG**

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