

PERFECTLY LOCATED AT PORTSIDE PARK

BARWOOD
CAPITAL

TD TREBOR
DEVELOPMENTS

New Speculative Production/Distribution Units

UNIT SIZES FROM 12,500 sq ft TO 87,247 sq ft

AVONMOUTH, BRISTOL | JUNCTION 18/18A, M5 | BS11 9BY

AVAILABLE SUMMER 2019

WELCOME TO PORTSIDE PARK

PORTSIDE PARK IS PROMINENTLY LOCATED ON KINGS WESTON LANE, AVONMOUTH. THIS IS ACCESSED OFF ST ANDREW'S ROAD (A403), THE MAIN ARTERIAL ROUTE LINKING J18 OF THE M5 AT AVONMOUTH TO J1 OF THE M48.

The M5 and M49 are accessed via Junction 18/18A of the M5 2 miles to the south and the M4/M5 interchange is approximately 6 miles to the north.

Portside Park is located in the heart of Avonmouth which is the most established industrial and distribution area in Bristol.

Avonmouth Docks are located 1 mile to the west of the site and Bristol City Centre is approximately 8 miles to the south accessed via the A4 Portway.

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KEY INFO

NEW SPECULATIVE

PRODUCTION/DISTRIBUTION UNITS

HIGH QUALITY

SPECIFICATION

PROMINENT

POSITION

FLEXIBLE

ACCOMMODATION

PLANNING FOR

BI(C), B2 & B8 USES



Indicative Image



AVONMOUTH DOCKS

ST ANDREW'S RD

PORTSIDE PARK

KINGS WESTON LANE

J18

M5

J18A

AS WELL AS HAVING EXCELLENT ACCESS TO THE M5 AND M49, YOU WILL BE SURROUNDED BY AN ILLUSTRIOUS COMPANY OF NEIGHBOURS:

1



Accolade Wines

2



3



4



UNIT SIZES FROM 12,500 sq ft TO 87,247 sq ft

(1,161 sq m to 8,105 sq m)

TENURE

The units are available to let by way of a new lease on terms to be agreed.

PLANNING

The units have planning for BI, B2 and B8 uses.

RENT

On application. Please contact the retained agents for further information.

SPECIFICATION

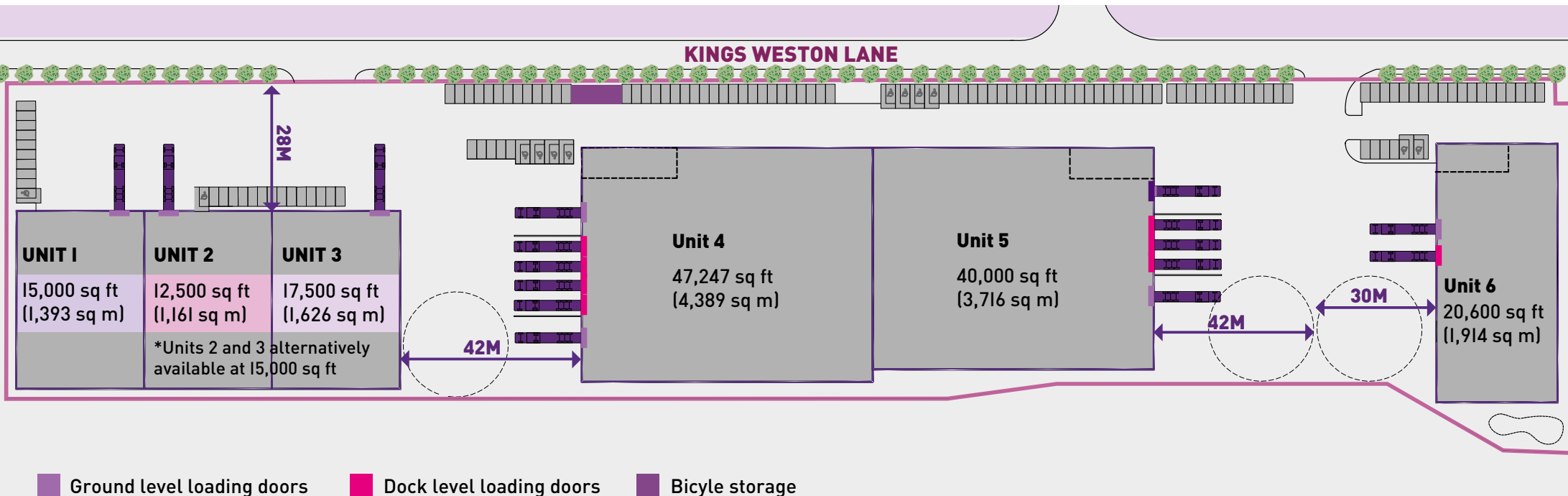
- Steel portal frame construction
- Insulated metal cladding with 10% roof lights
- Clean eaves height of 8-10 metres to underside of haunch
- Floor loading of 37.5 KN m²
- Office accommodation to be fitted to Cat A in units 4, 5 and 6
- Large power supply of up to 500 KVA per unit
- Fibre connectivity
- Concrete yards of 28m to 42m
- Car parking ratio 1:1,115 sq ft (1:104 sq m)
- Flexible Accommodation from 12,500 to 87,247 sq ft (1,161 to 8,105 sq m)

ACCOMMODATION (SQ FT) GIA

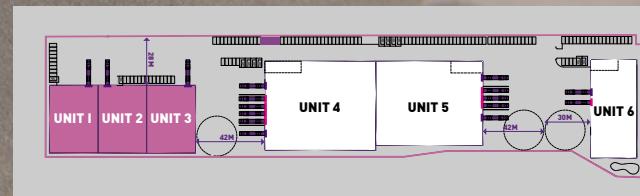
UNIT	GROUND FLOOR	FF OFFICES	TOTAL
UNIT 1*	15,000		15,000
UNIT 2*	12,500		12,500
UNIT 3*	17,500		17,500
UNIT 4**	45,000	2,247	47,247
UNIT 5**	38,000	2,000	40,000
UNIT 6	19,570	1,030	20,600

* Units 1, 2 and 3 can be combined to provide up to 45,000 sq ft of warehouse accommodation.

** Units 4 and 5 can be combined to provide up to 83,000 sq ft of warehouse accommodation.



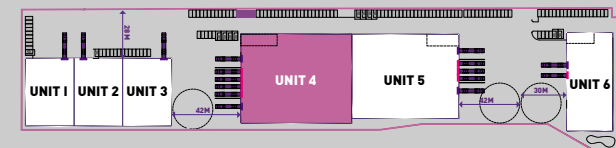
■ Ground level loading doors ■ Dock level loading doors ■ Bicycle storage



SPECIFICATIONS

- Warehouse size - 12,500-45,000 sq ft
- Units 1, 2 and 3 can be combined to provide up to 45,000 sq ft
- Demised loading and parking area
- Fibre connectivity
- Clear eaves height of 8m to underside of haunch
- One ground level door per unit
- 28m yard depth
- Large power supply of up to 500 KVA per unit
- 31 car parking spaces

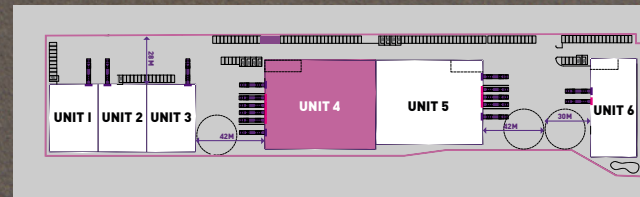
UNITS 1-3



SPECIFICATIONS

- Warehouse size - 45,000 sq ft
2,247 sq ft of first floor high quality offices
- Units 4 and 5 can be combined to provide a cross docked warehouse with first floor offices totalling 87,247 sq ft
- 42m self-contained yard
- 44 demised car parking spaces
- PV panels incorporated
- Clear eaves height of 10m to underside of haunch
- Fibre connectivity
- Four dock level doors
- Two ground level doors
- Large power supply of up to 500 KVA

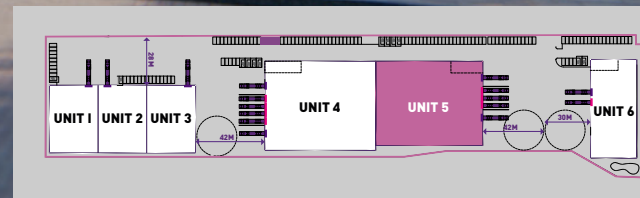
UNIT 4 OFFICE



SPECIFICATIONS

- Warehouse size - 45,000 sq ft
2,247 sq ft of first floor high quality offices
- Units 4 and 5 can be combined to provide a cross docked warehouse with first floor offices totalling 87,247 sq ft
- 42m self-contained yard
- 44 demised car parking spaces
- PV panels incorporated
- Clear eaves height of 10m to underside of haunch
- Fibre connectivity
- Four dock level doors
- Two ground level doors
- Large power supply of up to 500 KVA

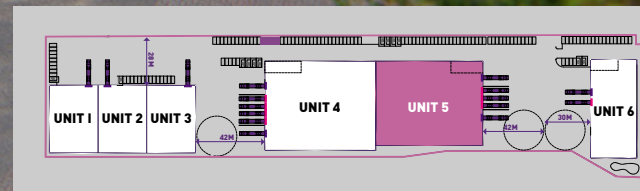
UNIT 4 YARD



SPECIFICATIONS

- Warehouse size - 38,000 sq ft
2,000 sq ft of first floor high quality offices
- Units 4 and 5 can be combined to provide a cross docked warehouse with first floor offices totalling 87,247 sq ft
- 42m self-contained yard
- 38 demised car parking spaces
- PV panels incorporated
- Clear eaves height of 10m to underside of haunch
- Fibre connectivity
- Three dock level doors
- Two ground level doors
- Large power supply of up to 500 KVA

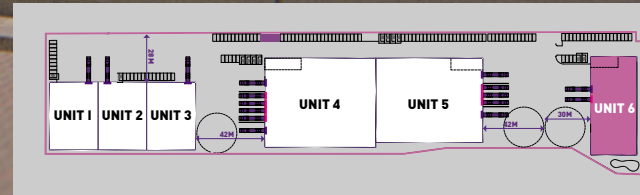
UNIT 5 OFFICE



SPECIFICATIONS

- Warehouse size - 38,000 sq ft
2,000 sq ft of first floor high quality offices
- Units 4 and 5 can be combined to provide a cross docked warehouse with first floor offices totalling 87,247 sq ft
- 42m self-contained yard
- 38 demised car parking spaces
- PV panels incorporated
- Clear eaves height of 10m to underside of haunch
- Fibre connectivity
- Three dock level doors
- Two ground level doors
- Large power supply of up to 500 KVA

UNIT 5 YARD



SPECIFICATIONS

- Warehouse size - 19,570 sq ft
1,030 sq ft of first floor high quality offices
- Clear eaves height of 8m to underside of haunch
- 30m self-contained yard
- 22 demised car parking spaces
- Fibre connectivity
- One dock level door
- One ground level door
- Large power supply of up to 500 KVA

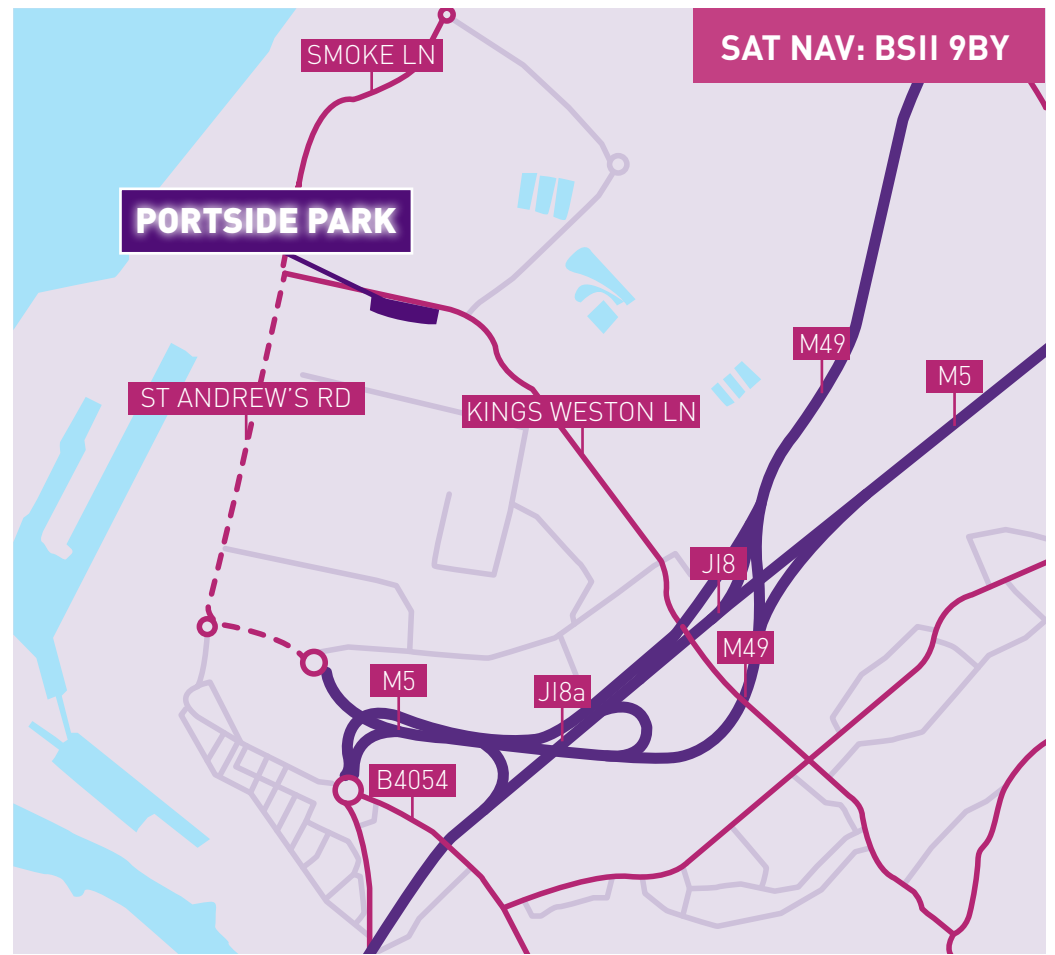
UNIT 6 OFFICE



SPECIFICATIONS

- Warehouse size - 19,570 sq ft
1,030 sq ft of first floor high quality offices
- Clear eaves height of 8m to underside of haunch
- 30m self-contained yard
- 22 demised car parking spaces
- Fibre connectivity
- One dock level door
- One ground level door
- Large power supply of up to 500 KVA

UNIT 6 YARD



SAT NAV: BS11 9BY

A DEVELOPMENT BY

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BARWOOD
 CAPITAL

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 DEVELOPMENTS

in FOLLOW TREBOR

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For more information visit:
www.portsidepark.co.uk

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