

ACCESS 18 AVONMOUTH

UNITS 17 & 18

AVONMOUTH
BRISTOL
BS11 8AZ

Two Units Complete Summer 2019



This is a computer generated image and details may vary

HIGH QUALITY WAREHOUSE & INDUSTRIAL UNITS TO LET
25,123 sq.ft & 44,656 sq.ft

 **ST.MODWEN**

ACCESS 18 AVONMOUTH



ACCESS 18 PROVIDES FLEXIBLE OPPORTUNITIES TO THE OCCUPIER MARKET WITHIN THE INDUSTRIAL AND LOGISTICS SECTORS.

St. Modwen has selected Access 18 Avonmouth as a key strategic site for logistics and industrial occupiers, where over 1m sq ft is already complete and under construction.

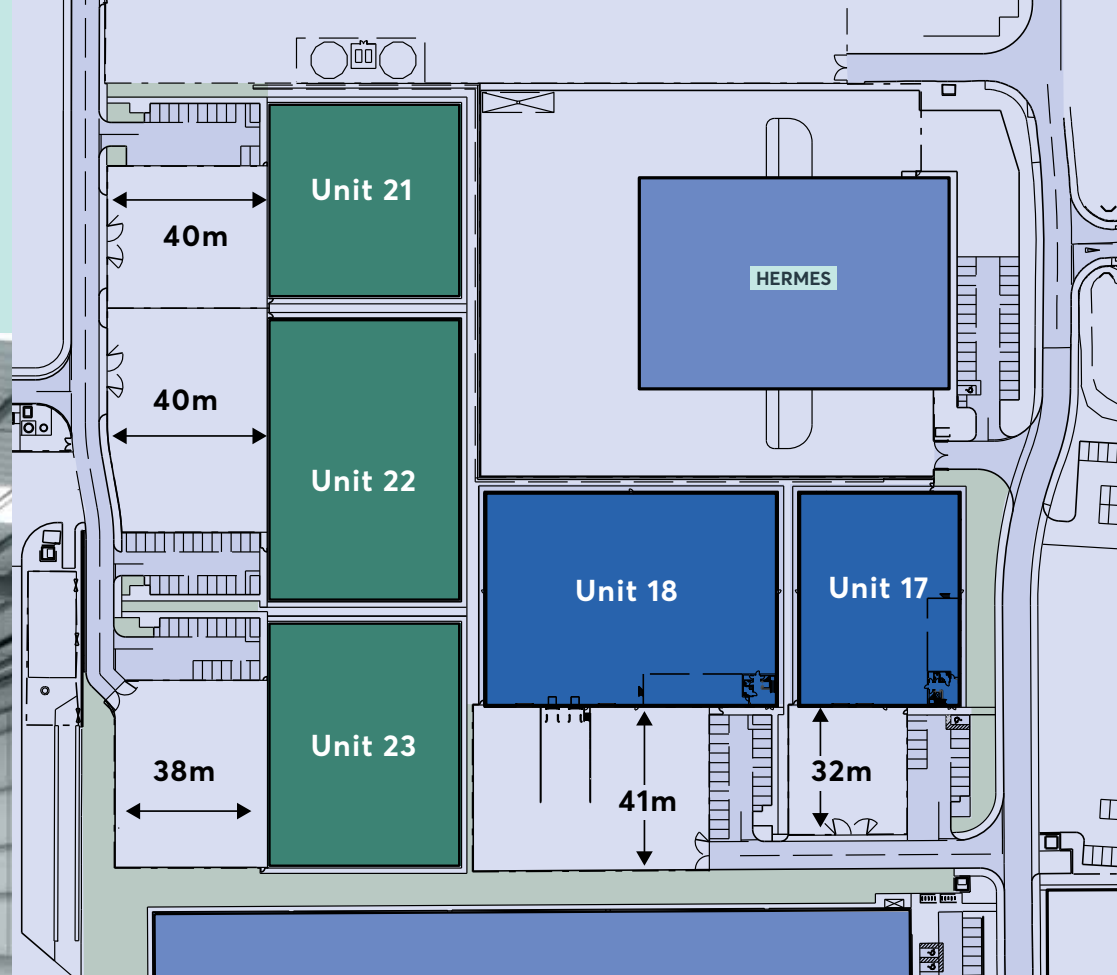
Mature site landscaping and water features now provide an established environment for staff to work and relax on site. Cycle / footways link to nearby residential areas and staff facilities with a First Bus service running adjacent to site along Kings Weston Lane.

UNITS 17 & 18

THIS LATEST SPECULATIVE PHASE PROVIDES TWO BUILDINGS OF HIGH QUALITY WAREHOUSE AND INDUSTRIAL SPACE OF 25,123 SQ.FT & 44,656 SQ.FT
 A FURTHER THREE UNITS OF 26,854 SQ.FT, 38,452 SQ.FT AND 33,683 SQ.FT WILL COMMENCE CONSTRUCTION IN SUMMER 2019.



Typical completed unit



- 8M CLEAR INTERNAL HEIGHT
- SEPARATE PEDESTRIAN AND LEVEL ACCESS LOADING DOORS (UNIT 18 - 2 DOCK DOORS)
- 37.5KN/M² FLOOR LOADING
- FIRST FLOOR OFFICES WITH 8 PERSON LIFTS
- UNIT FLEXIBILITY FOR OCCUPIER FIT-OUT
- LARGE SECURE LOADING YARDS AND SEPARATELY ACCESSED CAR PARKING
- CAR CHARGING & PHOTOVOLTAIC ROOF PANELS
- HIGH QUALITY MANAGED ENVIRONMENT

ACCOMMODATION	TWO UNITS COMPLETE SUMMER 2019		CONSTRUCTION COMMENCES SUMMER 2019		
Item	Unit 17	Unit 18	Unit 21	Unit 22	Unit 23
Warehouse	22,251 sq.ft	41,248 sq.ft	24,190 sq.ft	35,657 sq.ft	30,774 sq.ft
Entrance Core	686 sq.ft	686 sq.ft	686 sq.ft	686 sq.ft	686 sq.ft
First Floor Office	2,186 sq.ft	2,722 sq.ft	1,978 sq.ft	2,109 sq.ft	2,223 sq.ft
Gross Internal	25,123 sq.ft	44,656 sq.ft	26,854 sq.ft	38,452 sq.ft	33,683 sq.ft
Surface Doors	2	2	2	3	3
Dock Doors	None	2	None	None	None
Car Parking	13	22	13	25	17
Yard Depth	32m	41m	40m	40m	38m

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ACCESS 18
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- ACCESS 18 AVONMOUTH
- Ports / Rail Freight Terminals
- 1 Hours Drive
- 2 Hours Drive
- 3 Hours Drive
- 3+ Hours Drive



Avonmouth Docks	2.0 miles	8 mins
Bristol City Centre	7.0 miles	21 mins
Portbury Docks	7.5 miles	19 mins
Bristol Airport	13 miles	30 mins
Swindon	47 miles	55 mins
Exeter	76 miles	1hr 23 mins
Birmingham	89 miles	1hr 44 mins
Southampton	107 miles	1hr 56 mins
Heathrow Airport	112 miles	1hr 55 mins
Plymouth	118 miles	1hr 58 mins
Gatwick Airport	149 miles	2hrs 31 mins

Source: Google Maps



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 2 miles of the site and Bristol city centre is 7 miles east via the A4 Portway.

PLANNING

Units have planning consent, Reference 18/02410/F, for uses including B8 storage and distribution and B2 general industrial uses.

TERMS

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

FOR FURTHER INFORMATION

Please contact the joint sole agents:



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