



A modern detached warehouse unit with a large secure yard



**AVAILABLE
TO LET**
18,724 ft²
(1,739.54 m²)

- Close to Junction 18 M5
- Large self contained service yard
- Electronic ground-level loading door
- 3 Dock-level loading doors
- 9.2m Eaves height
- Modern, air-conditioned office accommodation
- Secure parking for 30 cars
- Excellent road, sea or air transportation links

ACCESS



SATNAV BS11 8AZ



Location

Avonmouth is located approximately 6 miles west of Bristol City Centre. It is considered the distribution/industrial capital of the South West due to its proximity to the motorway network of the M4, M5 and M49. Additionally, the location also benefits from rail, sea and air transportation links. The city is located approximately 120 miles (192 km) west of London, 90 miles (145 km) south of Birmingham and 40 miles (64 km) east of Cardiff.

Access 18 is a prime modern distribution park situated on Kings Weston Lane in the heart of Avonmouth and extends to approximately 86 ha (212 acre.).

Unit 1 is prominently located at the entrance to Access 18. There is a new link road – for occupiers only - on Avonmouth Way which provides direct access to the M5/M49 via Junctions 18/18a approximately 0.25 miles to the east.

Occupiers at Access 18 include Hermes, catering suppliers Nisbets, ingredient supplier Kent Foods and card manufacturer Budget Greeting Cards

Description

The detached property was constructed in 2007 and is of steel portal frame construction set beneath a pitched lined steel clad roof which incorporates +10% natural roof light. The specification provides an eaves height of 9.20m and a haunch of 8.10m. The elevation incorporates one electrically operated ground level loading door measuring approximately 4m in width by 5.07m in height. There are a further three dock level loading doors.

The warehouse floor is solid polished concrete. The warehouse benefits from sodium box lighting and a gas fired radiator heating system above the loading doors. The two storey office accommodation is of a high specification with recessed ceiling lighting and air conditioning. The elevations are painted plaster with some wall mounted electric heating. The accommodation also benefits from a passenger lift.

Externally there is a separate staff car park with approx. 30 marked spaces. There is a large self-contained service yard which is enveloped by palisade fencing.



Accommodation

We have undertaken a measured survey on a GIA basis and can confirm the following areas;

Accommodation	FT ²	M ²
Warehouse	14,392	1,337.10
Ground Floor Office	2,166	201.22
First Floor Office	2,166	201.22
Total	18,724	1,739.54

We understand the site area extends to 1.02 acres, giving a site density of approximately 42%

Business Rates

We understand the Rateable Value for the property is £102,000 and described as "Warehouse and premises"

Planning

We believe the property benefits from Use Class B8 (storage & distribution)

Tenure

The property is available by way of an assignment or sublease of the existing term. Alternatively the Landlord may consider a grant of a new lease term subject to contract

Drive Times

Avonmouth Docks	2.2miles	8 mins
Bristol City Centre	6.4miles	21 mins
Exeter	76.1miles	1hr 23mins
Birmingham	90miles	1hr 44mins
London	120miles	2hrs 8mins
Manchester	168miles	3hrs 2mins

Misrepresentation Act: The agents give notice that these particulars are set out as a general outline only for the guidance of intending Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of the agents has any authority to make any representation or warranty whatever in relation to this property. July 2018. Designed and produced by qubedesign.com

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