

# ACCESS 18 AVONMOUTH

# FOR SALE/ TO LET

AVONMOUTH  
BRISTOL  
BS11 8AZ

Available for immediate occupation



\*Photograph - April 2018

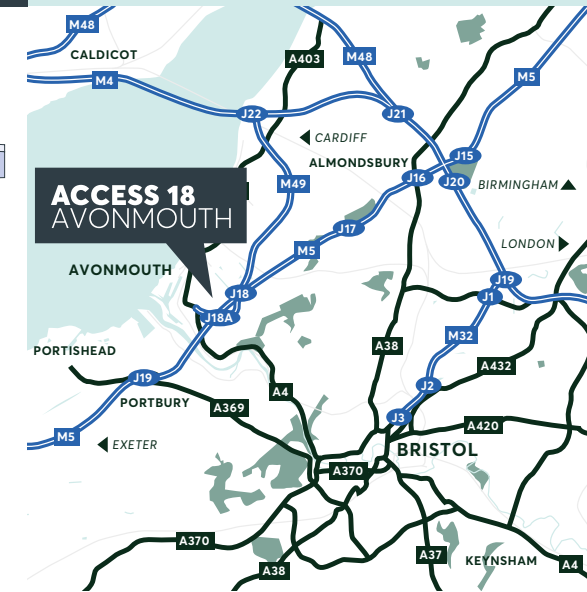
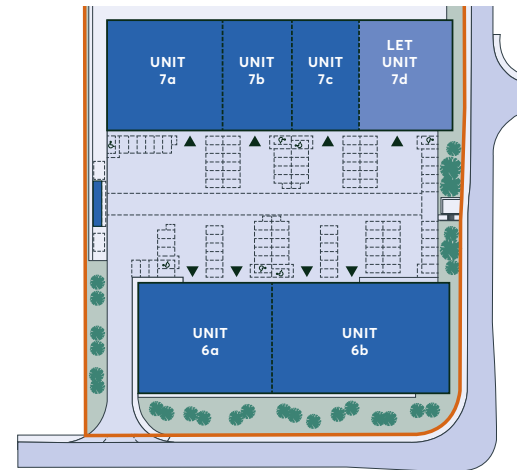
HIGH QUALITY PRODUCTION AND DISTRIBUTION UNITS  
Units 6 & 7 - Units from 6,150 Sq.ft – 15,882 Sq.ft (571 Sq.m – 1,476 Sq.m)



# HIGH QUALITY PRODUCTION & DISTRIBUTION UNITS

# ACCESS 18

AVONMOUTH, BRISTOL BS11 8AZ



## 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.

Units 6 & 7 are the latest phase to complete and add the opportunity to occupy smaller units within Access 18 for the first time. The units have been designed to meet all modern occupiers requirements including 3 phase power and gas throughout.

## ACCOMMODATION

Units are available individually or in combination.

| UNIT 6  | Sq.ft  | Sq.m  |
|---------|--------|-------|
| Unit 6a | 11,916 | 1,107 |
| Unit 6b | 15,882 | 1,476 |

| UNIT 7  | Sq.ft            | Sq.m |
|---------|------------------|------|
| Unit 7a | 10,317           | 958  |
| Unit 7b | 6,150            | 571  |
| Unit 7c | 6,162            | 573  |
| Unit 7d | (LET to Plantex) |      |

## PLANNING

Units 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
- 37.5km/m<sup>2</sup> floor loading
- High quality managed environment
- Located within a secure site

## FOR FURTHER INFORMATION

Please contact the joint sole agents:



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