

ACCESS 18 AVONMOUTH

access18.co.uk

UNITS 19 & 20

High Quality Production
and Distribution Units

Units from:
5,924 Sq.ft - 10,260 Sq.ft (550 Sq.m - 953 Sq.m)



ST.MODWEN

Ready for occupation Q4 2018



*Computer generated image

ACCESS 18 AVONMOUTH



*Typical completed unit

ESTATE AND BUILDING LAYOUT



*Typical completed unit

UNITS 19 & 20 EXECUTIVE SUMMARY

Access 18 provides flexible opportunities to the occupier market within the industrial and logistics sectors.

St. Modwen has selected Access 18 Avonmouth as a prime development site, where over 750,000 sq ft of new accommodation has already been delivered. This latest speculative phase provides 58,000 sq ft of high quality production and distribution space with individual units ranging from 5,924 sq ft to 10,260 sq ft.

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

This proposal document is designed to present a summary of the buildings and specification and the holistic opportunity available to an occupier. St Modwen hopes this will provide occupiers with an innovative and exciting opportunity that will provide flexibility with which to operate contracts and minimise operational costs.

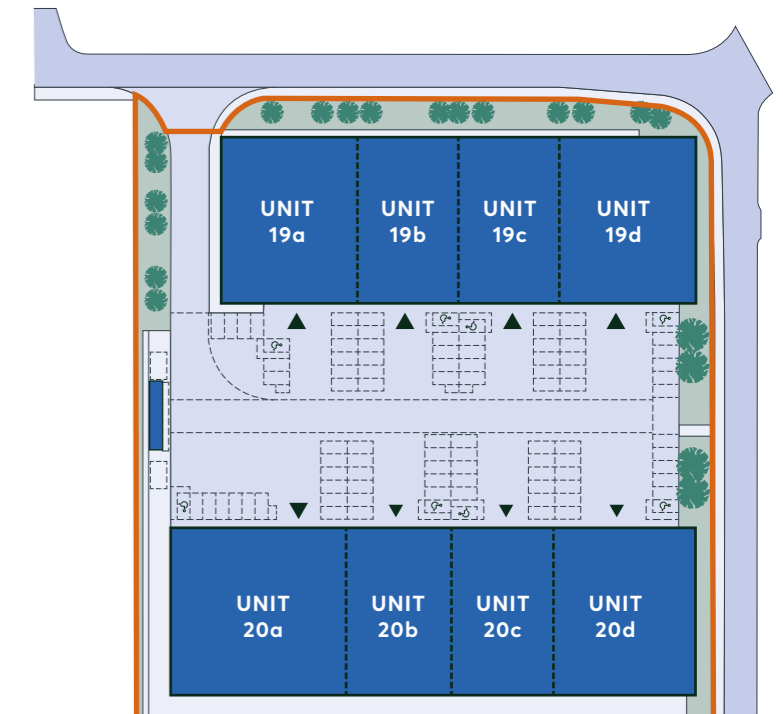
- 6M CLEAR INTERNAL HEIGHT
- SEPARATE PEDESTRIAN AND LEVEL ACCESS LOADING DOORS
- UNIT FLEXIBILITY FOR OCCUPIER FIT-OUT
- FORECOURT AREAS WITH ALLOCATED PARKING
- 37.5KM/M² FLOOR LOADING
- HIGH QUALITY MANAGED ENVIRONMENT

ACCOMMODATION

Units are available in combinations.

UNIT 19	Sq.ft	Sq.m
Unit 19a	10,260	953
Unit 19b	6,111	568
Unit 19c	6,111	568
Unit 19d	8,202	762

UNIT 20	Sq.ft	Sq.m
Unit 20a	7,953	739
Unit 20b	5,924	550
Unit 20c	5,924	550
Unit 20d	7,953	739





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.

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/m² floor loading
- High quality managed environment



DISTANCES AND DRIVE TIME

from BS11 8AZ

(Source: AA)

Avonmouth Docks	2.2 miles	8 mins
Bristol City Centre	6.4 miles	21 mins
Portbury Docks	7.4 miles	19 mins
Bristol Airport	13.2 miles	30 mins
Swindon	47.2 miles	55 mins
Exeter	76.1 miles	1hr 23 mins
Birmingham	89.1 miles	1hr 44 mins
Southampton	106.9 miles	1hr 56 mins
Heathrow Airport	111.5 miles	1hr 55 mins
Plymouth	118 miles	1hr 58 mins
Gatwick Airport	148.6 miles	2hrs 31 mins
Manchester	167.9 miles	3hrs 2 mins

FOR FURTHER INFORMATION

Please contact the joint sole agents:



Russell Crofts
russell.crofts@knightfrank.com

Josh Gunn
josh.gunn@knightfrank.com



Andrew Ridler
aridler@alderking.com

Emma Smith
esmith@alderking.com