

# UNIT 11

## ACCESS 18

AVONMOUTH BS11 8AZ

COMING SOON

43,107 SQ FT  
(4,004.1 SQM)  
ON 3.50 ACRES  
TO LET

DETACHED LOW  
DENSITY, HIGH  
SPECIFICATION  
PARCEL HUB



# UNIT 11 ACCESS 18

AVONMOUTH BS11 8AZ

A modern high specification distribution warehouse on a self-contained site, with associated office accommodation and car parking, located at Access 18, Avonmouth's prime distribution and commercial centre.

## KEY FEATURES



8m minimum eaves height



18 dock levellers



28% Site coverage



4 level access doors



Substantial concrete service yard (c.40m depth)



BREEAM 'Very Good'

## SPECIFICATION

- » Insulated profile steel clad roof.
- » 10% triple skin roof lights.
- » Power floated concrete slab to support a superimposed load of 35KN/m<sup>2</sup>.
- » 2.7m floor to ceiling height in office areas.
- » Offices and Staff Canteen.
- » 29 car parking spaces.
- » Designated cycling and motorcycle parking areas.
- » External lighting.
- » CCTV.
- » Secure perimeter fencing.
- » Vehicle wash / fuel tank.

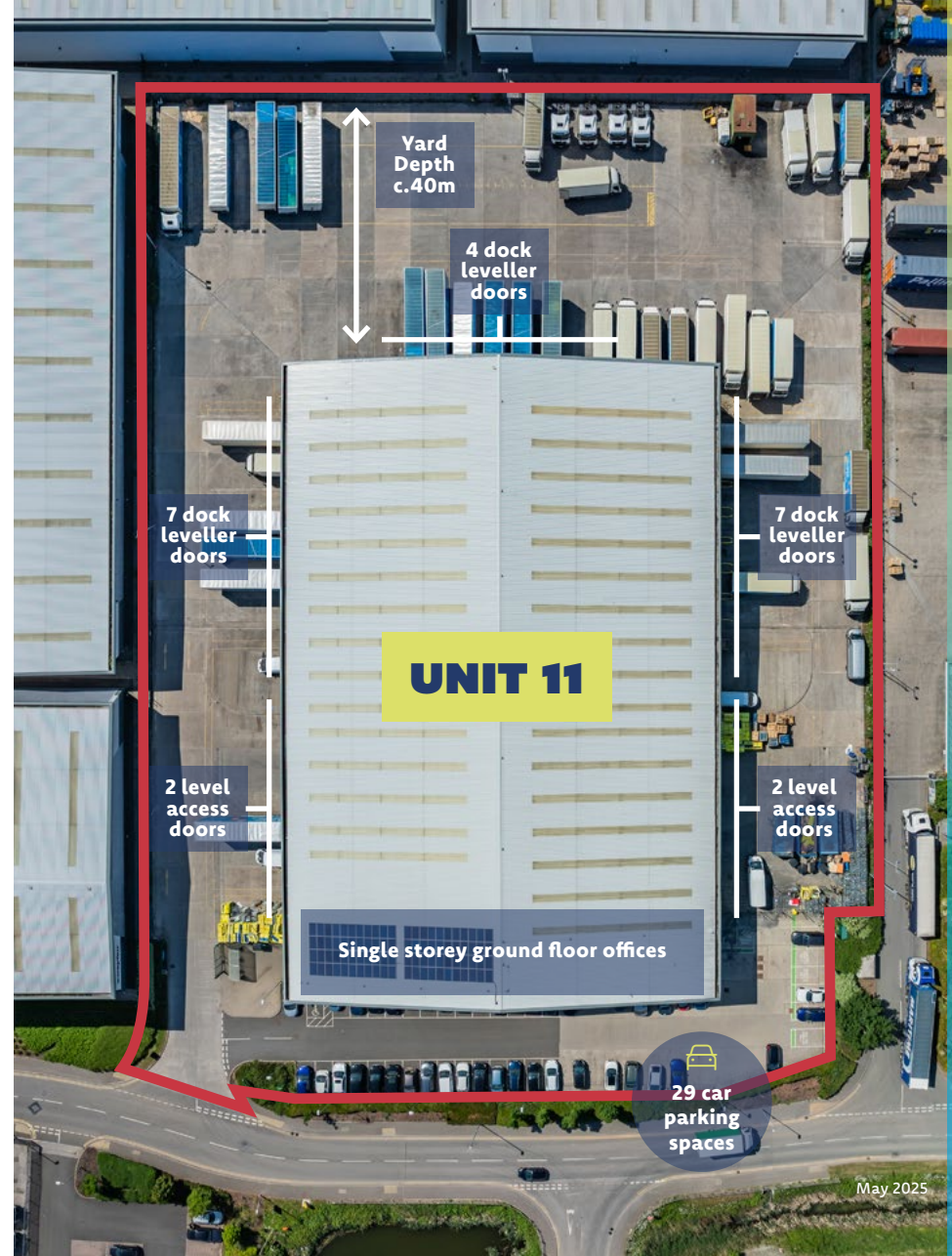


## ACCOMMODATION

The property will provide the following approximate gross internal areas (subject to final measurement).

Floor	Sq ft	Sq m
Warehouse	39,138	3,635.4
Single Storey Offices	3,969	368.7
<b>Total</b>	<b>43,107</b>	<b>4,004.1</b>

Site area of 3.50 acres (1.39ha), giving a very low site coverage of 28%.



## LOCATION

Access 18 Avonmouth is the prime distribution and commercial centre for the South West. It is a well-managed estate, located in a prominent position, with good access to Junction 18 of the M5 motorway, with excellent access to all areas of the South West and South Wales (via the M49).

Bristol city centre is located approximately 7 miles to the South East via the A4 Portway.

Notable nearby international and national occupiers include Tesco, The Range, Amazon, Culina Logistics, Asda and Ocado.

2  
miles

JUNCTION  
18/18A M5

8  
miles

BRISTOL CITY  
CENTRE

4.5  
miles

JUNCTION  
1 M49

10  
miles

M4/M5  
INTERCHANGE



## CONTACT AND FURTHER INFORMATION

### SERVICES

We understand that mains services are provided to the property including water, drainage, gas, and 3 phase electricity.

### ENERGY PERFORMANCE

B (38). A full report is available upon request.

### RATEABLE VALUE

The property is listed in the Valuation List 2023 as Warehouse and Premises, with the following Rateable Value £267,500.

### ESTATE SERVICE CHARGE

An Estate Service Charge will be payable, towards the management and maintenance of the common parts.

### TENURE

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

### VAT

All figures are quoted exclusive of VAT which will be charged at the appropriate rate.

### RENT

Upon application.

### LEGAL COSTS

Each party is to bear their own legal, surveyors or other costs incurred in any transaction.

### ANTI-MONEY LAUNDERING

The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.

## FURTHER INFORMATION

For further information, please contact the joint agents:



**Russell Crofts**  
[Russell.Crofts@knightfrank.com](mailto:Russell.Crofts@knightfrank.com)  
M: 07990 707 723

**Ed Rohleder**  
[Ed.Rohleder@knightfrank.com](mailto:Ed.Rohleder@knightfrank.com)  
M: 07775 115 969



**Josh Gunn**  
[Josh@russellpc.co.uk](mailto:Josh@russellpc.co.uk)  
M: 07826 889 595

**Chris Miles**  
[Chris@russellpc.co.uk](mailto:Chris@russellpc.co.uk)  
M: 07970 886 740

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