



CGI image

For Sale/To Let

Units from 5,900 sq ft – 15,790 sq ft (1,467– 548 sq m)

Ready for Occupation 2017

High Quality Production & Distribution Units

ACCESS 18

Avonmouth, Bristol BS11 8AZ

High Quality Production & Distribution Units

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.

Accommodation

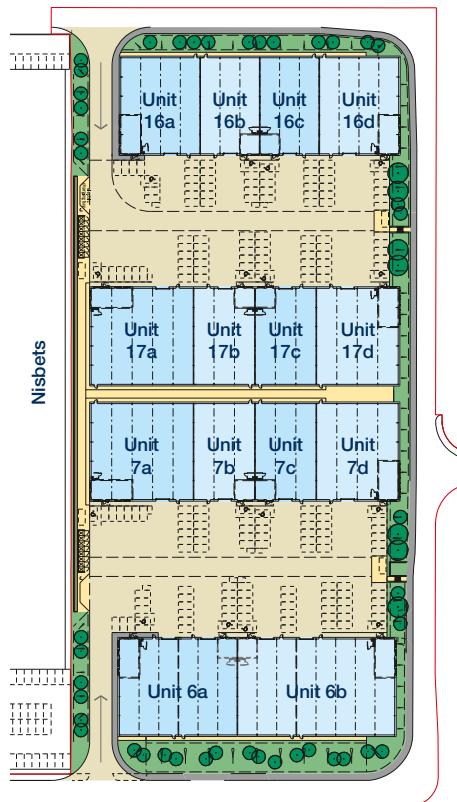
Units are available in combination with 6a/6b capable of subdivision.

Block 6	Sq ft	Sq m
Unit 6a	11,834	1,099
Unit 6b	15,789	1,467

Block 7	Sq ft	Sq m
Unit 7a	10,260	953
Unit 7b	6,111	568
Unit 7c	6,111	568
Unit 7d	8,202	762

Block 17	Sq ft	Sq m
Unit 17a	10,260	953
Unit 17b	6,111	568
Unit 17c	6,111	568
Unit 17d	8,202	762

Block 16	Sq ft	Sq m
Unit 16a	7,953	739
Unit 16b	5,924	550
Unit 16c	5,924	550
Unit 16d	7,953	739



Planning

Units will 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

For Further Information

Please contact the joint sole agents:



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Important Notice. These particulars do not constitute any offer of contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. AK/KF Hollister HD1985 11/16