



ACCESS 18

BRISTOL

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DESIGN & BUILD OPPORTUNITIES FROM 10,000 SQ FT TO 500,000 SQ FT

Access 18 comprises a strategically located 212 acre (85.8 ha) development site in an established distribution and industrial location within a four hour drive of nearly 80% of the UK's population.

The Severnside area offers easy access to the national motorway network via the M5/M4 interchange, approximately seven miles to the north at Almondsbury and South Wales via the Second Severn Crossing (the M49).

Bristol City Centre is approximately eight miles to the south via the A4 Portway. Avonmouth Docks are within approximately one mile of the site.

The entrance to the scheme is via Kings Weston Lane, which connects to St Andrews Road (the A403)/Crowley Way, providing direct access to the M5/M49 via Junction 18/18A approximately two miles to the south.

ACCESS 18 SEVERNSIDE'S BEST LOCATED DISTRIBUTION SCHEME

Description

A secure managed site with frontage to Kings Weston Lane, suitable for a variety of industrial and distribution uses.

Proposal

Design and build solutions to meet occupiers' requirements with completed buildings available on either a leasehold or virtual freehold basis (150 year ground lease at a peppercorn rent). Rent/price upon application.

Planning

Planning Permission has been obtained for the central 55 acre (22.26 hectares) zone of the site, for B2 (general / industrial) and B8 (warehouse and distribution) occupation.

A new access road is due to be constructed linking the site to Avonmouth Way providing a more direct route to the motorway network.





PORTBURY DOCKS

AVONMOUTH DEEP WATER DOCKS

SOUTH WALES VIA SEVERN CROSSING

ST ANDREW'S ROAD

CROWLEY WAY

TO BRISTOL

AVONMOUTH WAY

CONSTELLATION EUROPE

ACCESS 18
BRISTOL

SITE ENTRANCE

PROPOSED NEW ACCESS ROAD

KINGS WESTON LANE

M5 J18

TO BRISTOL

M49/M5 J18a SEVERN CROSSING

ST. MODWEN LAND OWNERSHIP

LOCATED NEARBY

Avonmouth/Sevenside's strategic importance is already acknowledged by the following household names, who have established regional distribution centres serving the South West and South Wales.

- Constellation Europe
- Dixons
- Next
- Royal Mail
- Scottish and Newcastle
- Robert Wiseman Dairies
- Focus
- Nisbets
- John Lewis Partnership
- Warburtons Bakery
- Superdrug
- Honda
- MFI



PHASE 2

The second phase comprises a bespoke 165,000 sq ft (15,329 sq m) distribution building occupied by Nisbets.



PHASE 5

PHASE 3

A speculative development of 2 units (Units 6/7) extending to approximately 35,000 sq ft (3,251.5 sq m).



PHASE 4

PHASE 1

The first phase of the development provides 4 buildings extending to 100,000 sq ft (9,290 sq m) and pre-let/pre-sold to:

- Antalis
- Richard Austin Alloys
- Budget Greeting Cards
- Flexipads Limited

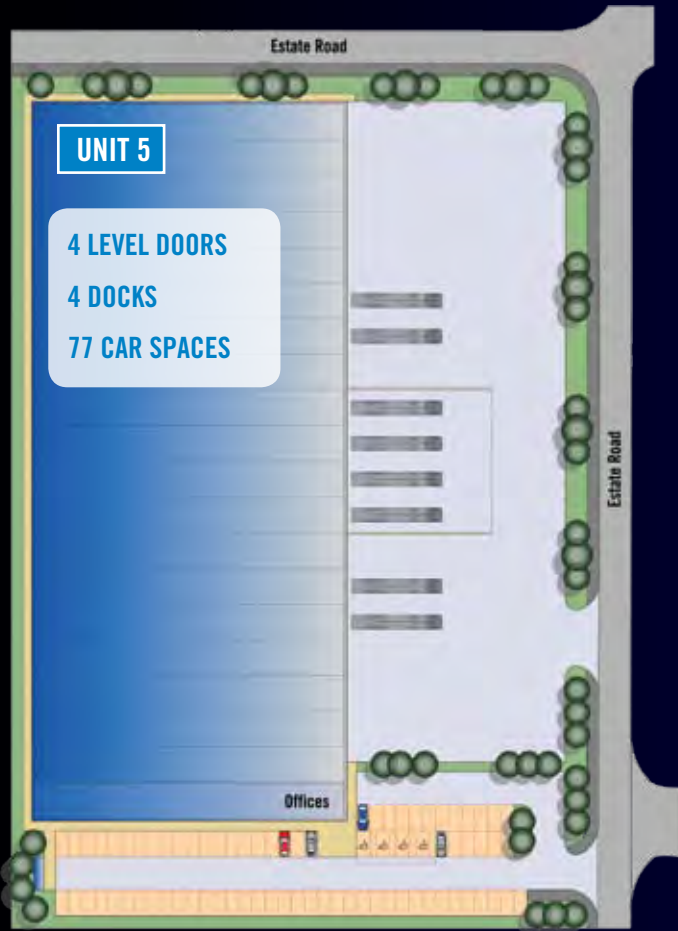


ENTRANCE

KINGS WESTON LANE

PHASE 4

Single Unit Option

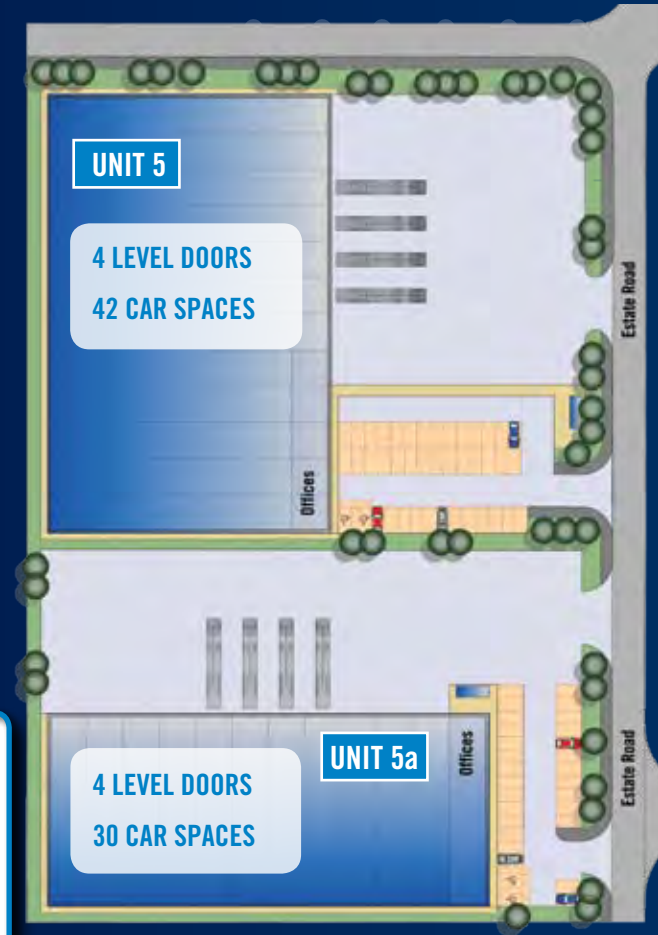


Unit 5		
GF warehouse	75,812 sq ft	(7,043 sq m)
GF office	3,994 sq ft	(371 sq m)
FF office	3,994 sq ft	(371 sq m)
Total building area	83,800 sq ft	(7,785 sq m)
Site area	4.06 acres	(1.64 hectares)

Two Unit Option

Unit 5		
GF warehouse	41,314 sq ft	(3,838 sq m)
GF office	2,378 sq ft	(221 sq m)
FF office	2,378 sq ft	(221 sq m)
Total building area	46,070 sq ft	(4,280 sq m)
Site area	2.3 acres	(0.93 hectares)

Unit 5a		
GF warehouse	27,169 sq ft	(2,524 sq m)
GF office	2,465 sq ft	(229 sq m)
FF office	2,465 sq ft	(229 sq m)
Total building area	32,099 sq ft	(2,982 sq m)
Site area	1.76 acres	(0.71 hectares)



PHASE 5

Two Unit Option

Unit 9

GF warehouse	146,103 sq ft	(13,573 sq m)
GF office	5,219 sq ft	(485 sq m)
FF office	5,219 sq ft	(485 sq m)
Total building area	156,541 sq ft	(14,543 sq m)
Site area	7.47 acres	(3.02 hectares)

Unit 10

GF warehouse	367,545 sq ft	(34,415 sq m)
GF office	9,117 sq ft	(847 sq m)
FF office	9,117 sq ft	(847 sq m)
Total building area	385,779 sq ft	(36,109 sq m)
Site area	17.7 acres	(7.16 hectares)



PHASE 5



Three Unit Option

Unit 9

GF warehouse	247,190 sq ft	(22,964 sq m)
GF office	6,082 sq ft	(565 sq m)
FF office	6,082 sq ft	(565 sq m)
Total building area	259,354 sq ft	(24,094 sq m)
Site area	10.6 acres	(4.29 hectares)

Unit 10

GF warehouse	133,616 sq ft	(12,413 sq m)
GF office	3,552 sq ft	(330 sq m)
FF office	3,552 sq ft	(330 sq m)
Total building area	140,720 sq ft	(13,073 sq m)
Site area	6.57 acres	(2.66 hectares)

Unit 11

GF warehouse	121,152 sq ft	(11,255 sq m)
GF office	3,337 sq ft	(310 sq m)
FF office	3,337 sq ft	(310 sq m)
Total building area	127,826 sq ft	(11,875 sq m)
Site area	7.71 acres	(3.12 hectares)

