

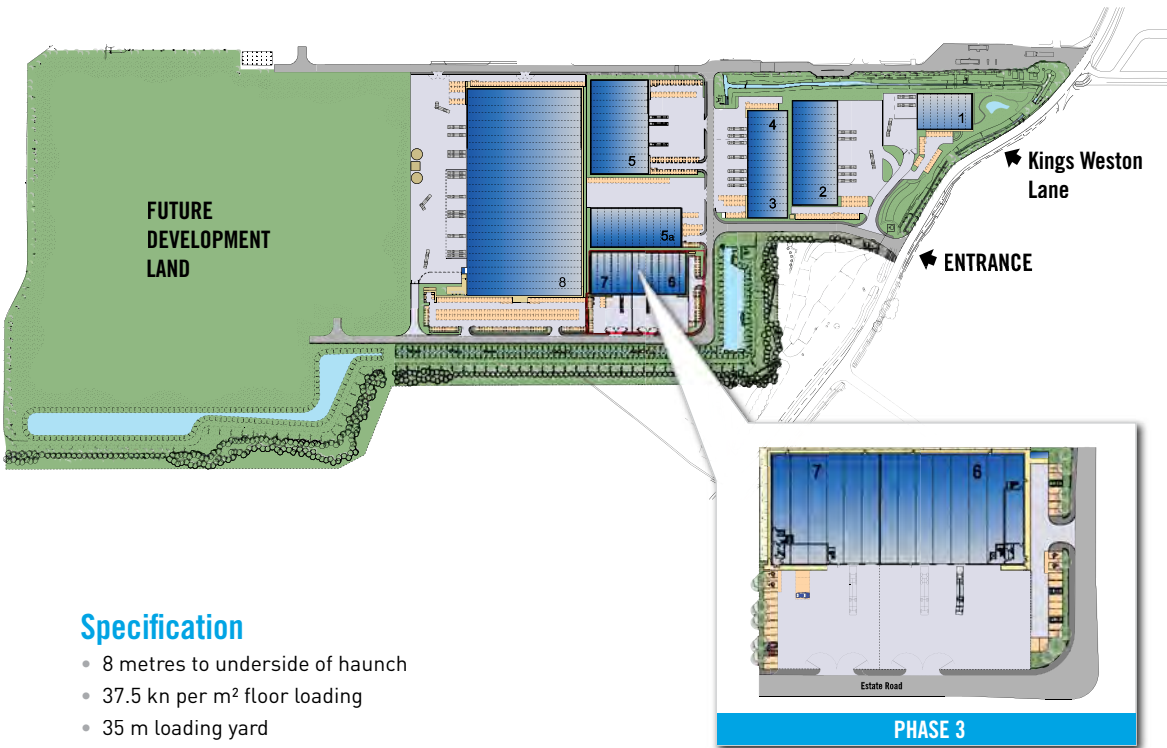
FOR SALE/TO LET

2 MILES TO JUNCTION 18/18A OF THE M5
Kings Weston Lane, Avonmouth, Bristol

ACCESS 18 PHASE 3

TWO NEW DISTRIBUTION BUILDINGS
14,337 sq ft (1,332 sq m) – 36,961 sq ft (3,434 sq m)





Specification

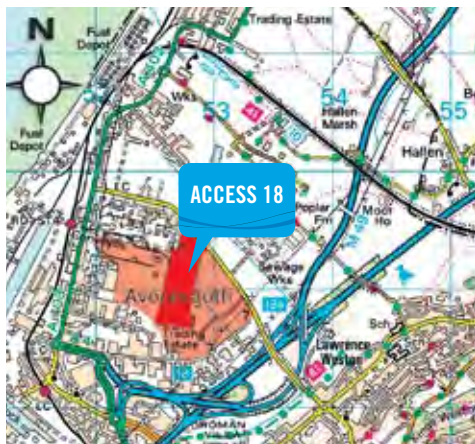
- 8 metres to underside of haunch
- 37.5 kn per m² floor loading
- 35 m loading yard

Unit 6

- 3 full height loading doors
- Ground and first floor open plan offices
- 19 car parking spaces

Unit 7

- 2 full height loading doors
- Ground and first floor open plan offices
- 17 car parking spaces



Schedule of Areas

Unit 6

Ground floor warehouse	17,168 sq ft	(1,595 sq m)
Ground floor office	1,937 sq ft	(180 sq m)
First floor office	1,937 sq ft	(180 sq m)
Total usable floor area	21,042 sq ft	(1,955 sq m)

Unit 7

Ground floor warehouse	12,755 sq ft	(1,185 sq m)
Ground floor office	1,582 sq ft	(147 sq m)
First floor office	1,582 sq ft	(147 sq m)
Total usable floor area	15,919 sq ft	(1,479 sq m)

Location

Phase 3 fronts the new internal estate road, 200 metres from Kings Weston Lane which links to St Andrew's Road (the A403)/Crowley Way 2 miles to the north of Junction 18/18A of the M5 motorway.

The M4/M5 interchange to Almondsbury is approximately 6 miles to the north. Bristol City Centre is approximately 8 miles to the south via the A4 Portway.

Description

A detached terrace of two new distribution buildings fronting the main estate road and located adjacent to the successful first and second phases of Access 18, which comprises Unit 8 occupied by Nisbets and units 1 – 4 occupied by:

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

Security gates are installed at the entrance with scheme-wide CCTV.

Terms

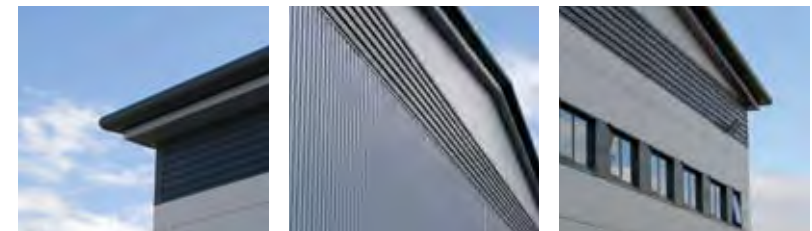
The buildings are available to let or for sale, by way of 150 year long leasehold interests, either individually or combined.

Rent/Price

Upon application

High Quality Managed Estate

A high quality estate is provided and managed by St Modwen's in-house team. Occupiers will benefit from an effective long term management strategy, including repairs and maintenance, cleaning, landscaping, security, utilities and services to the common parts. A service charge will be levied to cover the costs of providing these services.



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