



INDURENT

ACCESS 18
AVONMOUTH

BS11 8AZ
///REVEALING.MONDAYS.ATOMIC

High quality warehouse/logistics unit available to pre-let
UNIT 26: 215,362 SQ FT (20,007.78 SQ M)



2,300 sq m of PV panels included at no extra cost, generating energy savings of up to £130,000 per annum*



Placing this building in the top 10% of UK warehouses for sustainability



Warehousing that Works.

*Based on as-built pv yield from EPCA+ requirement, assumes 100% full energy consumption in year 1 and unit rate of 30p per kwh

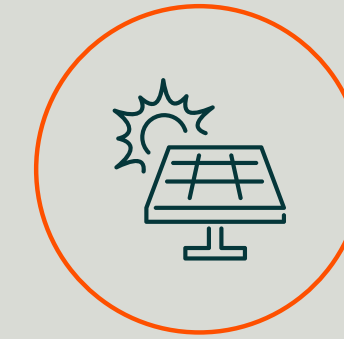
High performance space for your business.

If you're looking for a high-performing, sustainable building that works as hard as you do, then look no further. Unit 26 is a highly sustainable warehouse that will deliver benefits for your business, your people and the environment.

An ideal location for the South West

Access 18 is located on Avonmouth Way and Kings Weston Lane which provides 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 2 miles of the site and Bristol City Centre is 7 miles east via the A4 Portway.

Indurent Park Access 18 Avonmouth is a high-quality space, with mature landscaping and water features providing an established environment for staff to work and relax on site.



2,300 sq m of PV panels included at no extra cost, generating energy savings of up to **£130,000 per annum.***



Smart LED lighting helping you reduce energy consumption by up to **75%**.



15% roof lights reduce the need for additional daytime lighting and provide a light, bright environment for your employees.



BREEAM Excellent rating achieved placing this warehouse in the top 10% of warehouses in the UK for sustainability.



With an **EPC A+ rating**, customers can lower their energy bills, all whilst delivering net zero carbon offices.

*data obtained using TM54 energy modelling software.



Why choose Access 18, Avonmouth?



7 miles to
Bristol City Centre.



Avonmouth Docks are
located 1.5 miles away.



Excellent connectivity to
M5/M49 junctions 18/18a.



On prime development site,
where over 1,000,000 sq ft
of new accommodation has
already been delivered.



Warehousing that Works.



STRONG LOCAL LABOUR.

490,781 people for the age range 16-64 within a 30 minute drive.



HIGHLY SKILLED WORKFORCE.

Workforce can be drawn upon from the residential areas of Avonmouth, Shirehampton and Lawrence Weston within 1.3 miles.



WELL-CONNECTED TO LOCAL AREAS.

Cycle paths and footways link to nearby residential areas and staff facilities, with a First Bus service running adjacent to site along Kings Weston Lane.

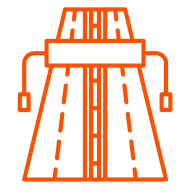


Source: ONS



Warehousing that Works.

You're well-connected.



UNDER 1 MILE

from the M5/ M49 junctions 18/18a



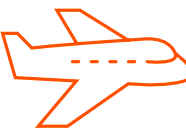
1.5 MILES

from Avonmouth Docks



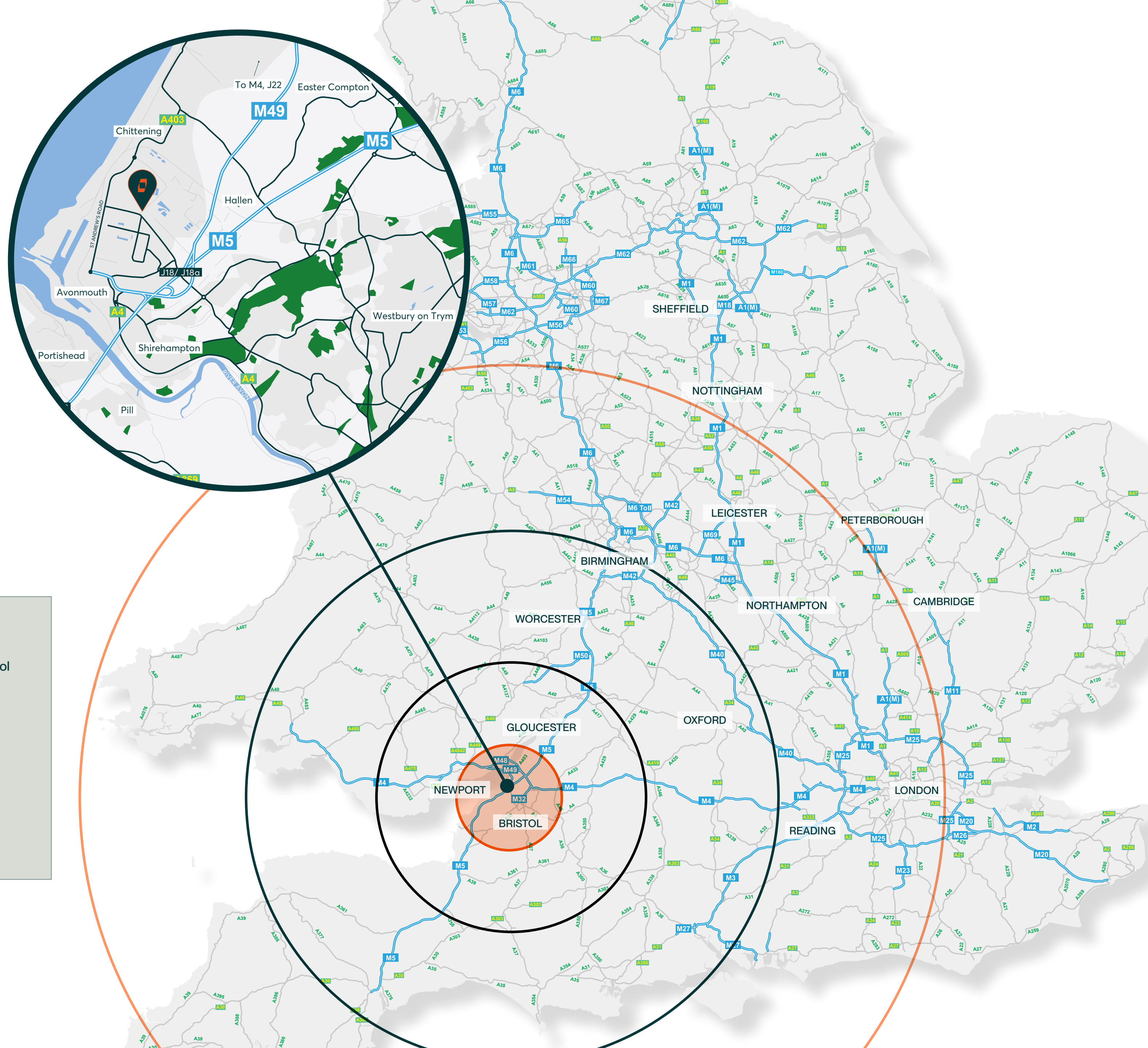
7 MILES

from Bristol City Centre



14 MILES

from Bristol Airport



Drive times

- Within 30 min labour pool
- Within 1 hours
- Within 2 hours
- Within 3 hours

Source: Google maps.
Travel distances are approximate.
Maps not to scale.



Warehousing that Works.

Schedule of accommodation.

Unit 26

WAREHOUSE INC. GF CORE	198,967 SQ FT (18,484.63 SQ M)
FF OFFICES INC. FF CORE	5,036 SQ FT (467.85 SQ M)
SF OFFICES INC. SF CORE	5,036 SQ FT (467.85 SQ M)
GF TRANSPORT OFFICE	1,021 SQ FT (94.76 SQ M)
GATEHOUSE	256 SQ FT (23.81 SQ M)
PLANT DECK INC. SECONDARY STAIR	5,047 SQ FT (468.88 SQ M)
TOTAL	215,362 SQ FT (20,007.78 SQ M)
YARD DEPTH	55 M
CLEAR INTERNAL HEIGHT	15 M
LEVEL ACCESS DOORS	4
DOCK DOORS	20
FLOOR LOADING	50KN SQ/M
CAR PARKING	192
EV PARKING	38
TRAILER PARKING	37
POWER	1.15 MVA



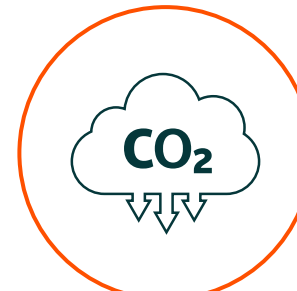
BREEAM Excellent



50 kN sq/m floor loading



15% roof lights



Operationally net zero carbon to offices



Indument standard specification



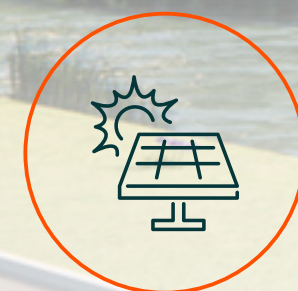
EPC A+ rated



EV car charging



15m clear internal height



2,300 sq m of PV panels



1.15 MVA of power supply

All floor areas are approximate gross internal areas and are subject to change.



Unit 26.



Dedicated car parking to each unit



Site plan is indicative.



Warehousing that Works.



Lorry Parking



We know that people and the planet are important to you – they're important to us too.

That's why all our new buildings are built to our Indurent Standard and have sustainable features as standard, which will help you reduce operational costs whilst realising your ESG ambitions.

The sustainable nature of our buildings also means they are warm, bright spaces in which to work – which is good news for your employees and the environment.

LET'S TALK



HANNAH BRYAN-WILLIAMS

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Warehousing that Works.



The Indurent standard.

Indurent Parks embody our core purpose – to change places and create better futures.

The Indurent Standard delivers improved quality, sustainable and consistent developments across the Indurent portfolio that impact positively on both the environment and local communities.

Through thoughtful and considered design, we have crafted a philosophy that we believe will have positive and tangible benefits for our customers.

- 75% enhancement on building regulations for air leakage
- 30% better than current requirements for embedded carbon
- Delivered by industry leading supply chain
- Sustainable environments addressing wellbeing
- Designed for flexibility and low operational cost
- Quality materials throughout
- Operational life cycle recycling
- Flexible office space for future fitout
- Low energy use
- Net carbon zero embedded





Sustainability at the core.

High quality amenity, office and warehouse specification, designed with the customer in mind, focusing on health and wellbeing, sustainability and net carbon reduction.



Warehousing that Works.

High performance space where you need it.



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