



INDURENT

ACCESS 18
AVONMOUTH

BS11 8AZ
///DATING.AUTUMN.AFTER

One high quality warehouse available now
UNIT 25: 63,484 SQ FT (5,898 SQ M)



Strategically located near
M5, Junction 18/18a



BREEAM Excellent.
Top 10% of UK warehouses
for sustainability

Warehousing that Works.

High performance space for your business.

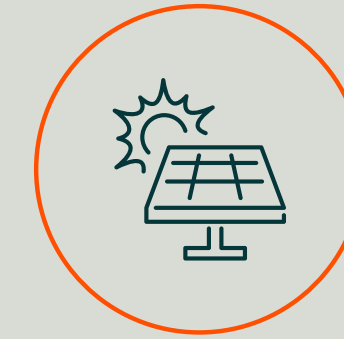
If you're looking for a high-performing, sustainable building that works as hard as you do, then look no further. Unit 25 is a highly sustainable warehouse that will deliver benefits for your business, your people and the environment.

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.

The latest phase, units 23-25 was practically completed in May 2023. Unit 25 is the last remaining unit available for immediate occupation.



Rooftop solar panels included as standard, generating savings of **£12,000 per annum.***



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



10% 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.

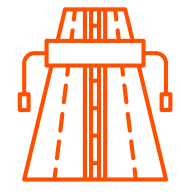


Source: ONS



Warehousing that Works.

You're well-connected.



UNDER 1 MILE

from the M5/ M49 junctions 18/18a



1.5 MILES

from Avonmouth Docks



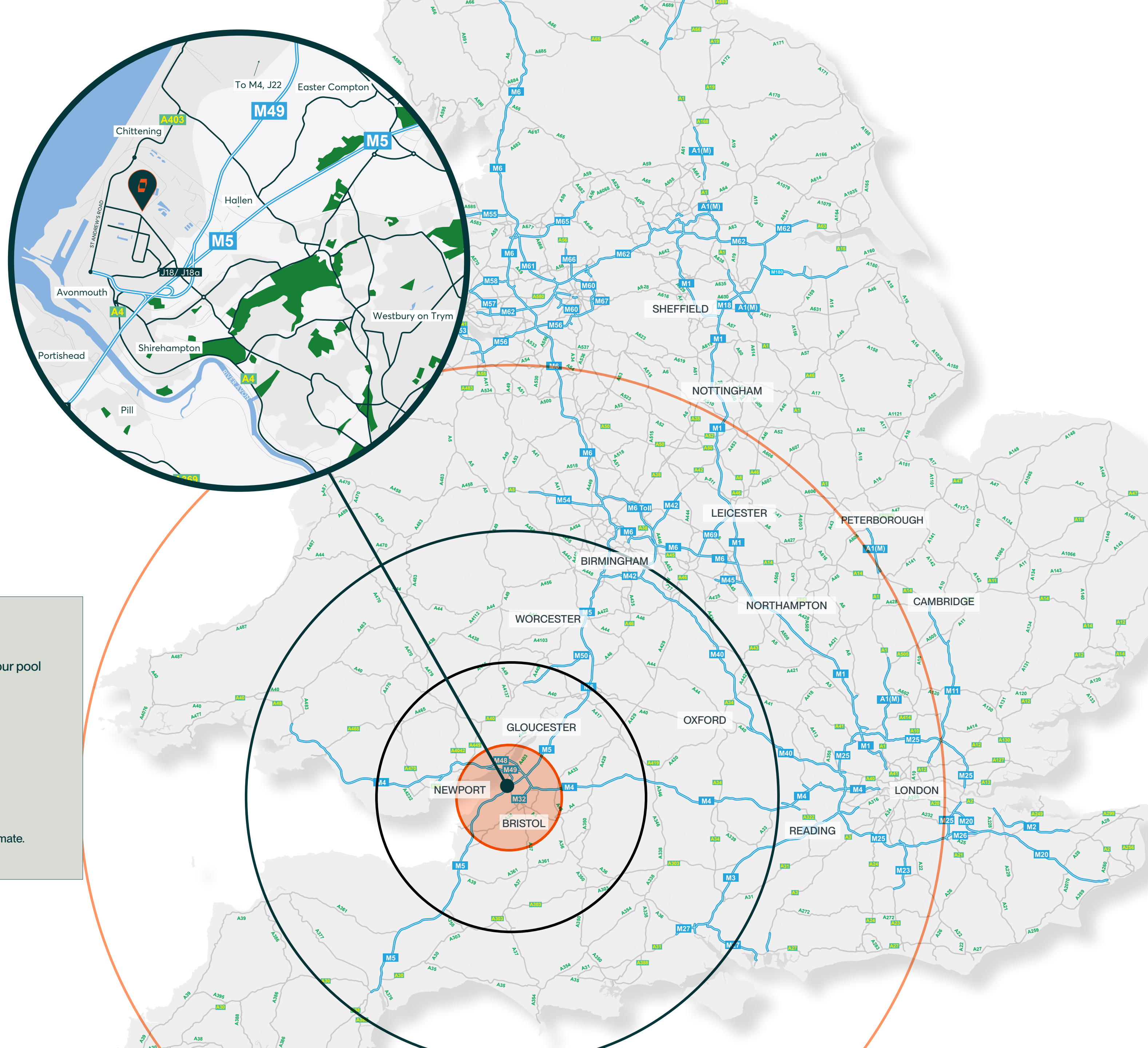
7 MILES

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.

Schedule of accommodation.

Unit 25	
WAREHOUSE	57,724 SQ FT (5,363 SQ M)
GF CORE	793 SQ FT (74 SQ M)
FF OFFICE	3,992 SQ FT (371 SQ M)
FF CORE	975 SQ FT (90 SQ M)
TOTAL	63,484 SQ FT (5,898 SQ M)
YARD DEPTH	50 M
CLEAR INTERNAL HEIGHT	10 M
LEVEL ACCESS DOORS	2
DOCK DOORS	6
FLOOR LOADING	50KN SQ/M
CAR PARKING	53
EV PARKING	10
POWER	190 KVA



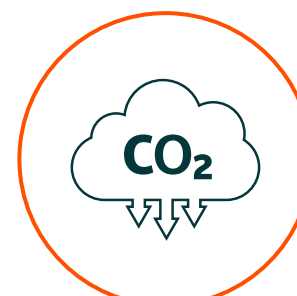
BREEAM Excellent



50 kN sq/m floor loading



10% roof lights



Operationally net zero carbon to offices



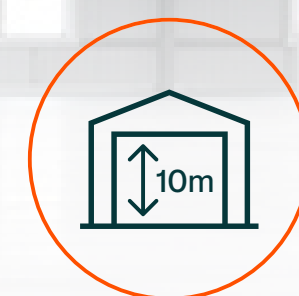
Indument standard specification



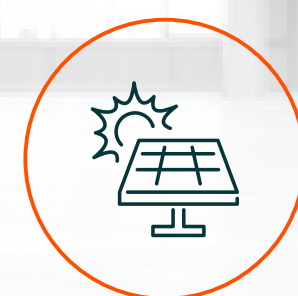
EPC A rated



EV car charging



10m clear internal height



PV panels generating energy savings of £12,000 per annum



190 kVA power supply

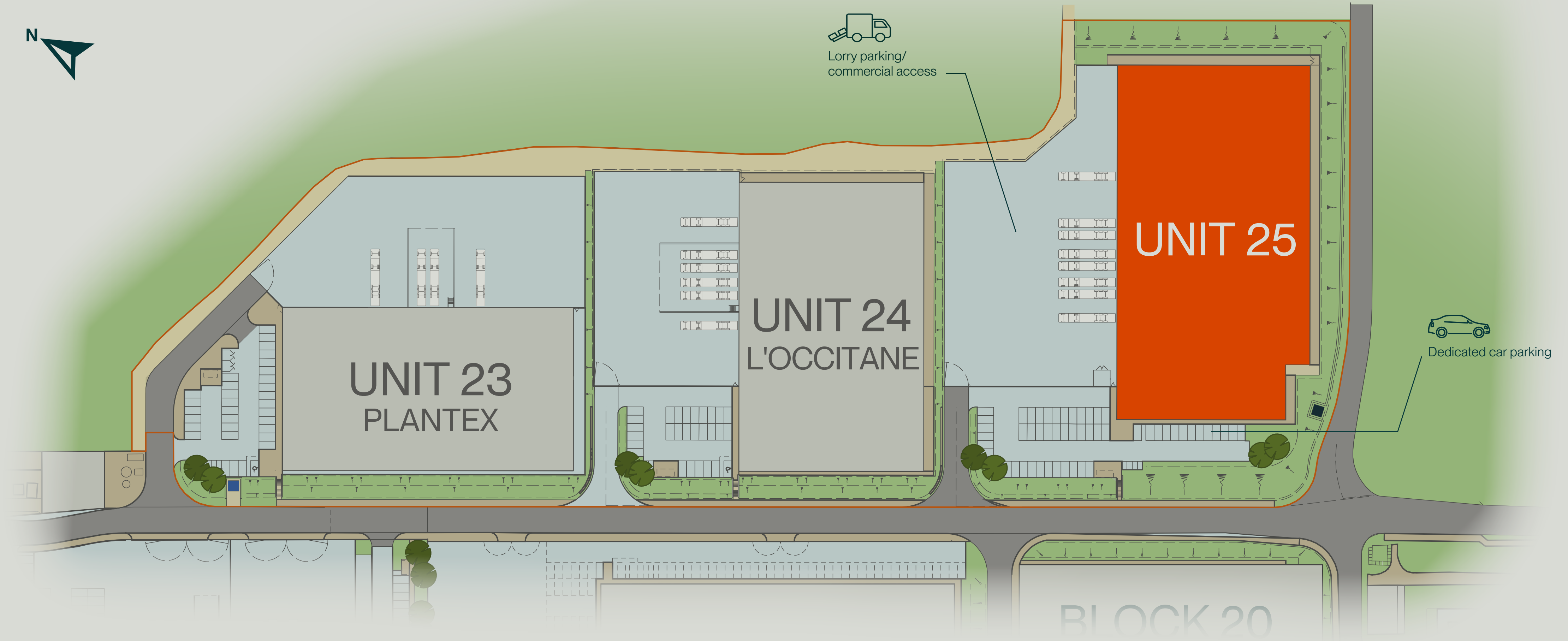
All floor areas are approximate gross internal areas and are subject to change.



Warehousing that Works.



Unit 25.



Site plan is indicative.



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

Development & Leasing Manager

📞 07971 386 918

✉ hannah.bryan-williams@indurent.com



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.



High performance space where you need it.



HANNAH BRYAN-WILLIAMS

Development & Leasing Manager

📞 07971 386 918

✉ hannah.bryan-williams@indurent.com



CARYS ALLEN

Senior Development Manager

📞 07720 070 492

✉ carys.allen@indurent.com

Misrepresentation Act 1967. Unfair Contract Terms 1977. The Property Misdescription Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent or any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to the property. Images throughout are for indicative purposes only. 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. June 2024. TBDW 05701-04.



Andrew Ridler
T: 0117 317 1071
M: 07990 891 015
E: aridler@alderking.com

Emma Smith
T: 0117 317 1071
M: 07788 390 651
E: esmith@alderking.com



Russell Crofts
T: 0117 945 8814
M: 07990 707 723
E: russell.crofts@knightfrank.com

Ed Rohleder
T: 0117 945 8814
M: 07775 115 969
E: ed.rohleder@knightfrank.com