

TO LET - INDUSTRIAL

11 POPLAR WAY EAST

Cabot Park, Avonmouth, Bristol, BS11 0YH



KEY HIGHLIGHTS

- Approximately 2 miles north of the M5 motorway
- Situated on Cabot Park, a well established multi-model distribution location
- Modern cross docked distribution warehouse with 2 large yards
- 18 loading doors
- The property extends to 78,805 sq ft on a 5.07 acre site
- Very low site cover of circa 35%

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Location

The property forms part of Cabot Park, which is situated approximately 2 miles north of the M5 motorway (Junction 18/18a) and approximately 9.5 miles south west of the M4 motorway (Junction 22). Cabot Park is recognised as a multi-modal Class E, B2 and B8 Distribution Park, extending to 370 acres (150 hectares). The Park benefits from Cabot International Rail Freight Terminal which is fully operational at the nearby Avonmouth Docks.

Major occupiers in close proximity include Culina Logistics, John Lewis, The Co-operative, Yankee Candle and Honda.



Description

Developed in 2003, the property comprises a high specification cross-docked distribution warehouse totalling 78,805 sq ft, incorporating ancillary offices over 3 floors.

The unit benefits from two large secure yards with 360 degrees circulation space and separate secure parking.

In addition the property benefits from the following:

- Cross docked loading
- 4 dock level loading doors
- 14 level access loading doors
- Eaves height of 12m
- One yard extends to 50m and the other to 35m
- Secure site with security gate
- Separate car park providing 110 car parking spaces

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Accommodation

The property provides the following areas:

Area	Sq ft	Sq m
Warehouse	39,331	3,653.97
Ground Floor Offices	3,669	340.86
First Floor Offices	3,669	340.86
Second Floor Offices	3,669	340.86
Plant Room	490	45.52
Canopies	27,976	2,599.06
TOTAL	78,804	7,321.13

Lease Terms

The property is available by way of a new lease for a term of years to be agreed.

Rent

Upon application.

Business Rates

The rateable value as at 1st April 2023 is £360,000.

Energy Performance Certificate

Available on Request.

Legal Costs

Each party is to be responsible for their own legal costs.



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Viewing strictly by appointment only

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