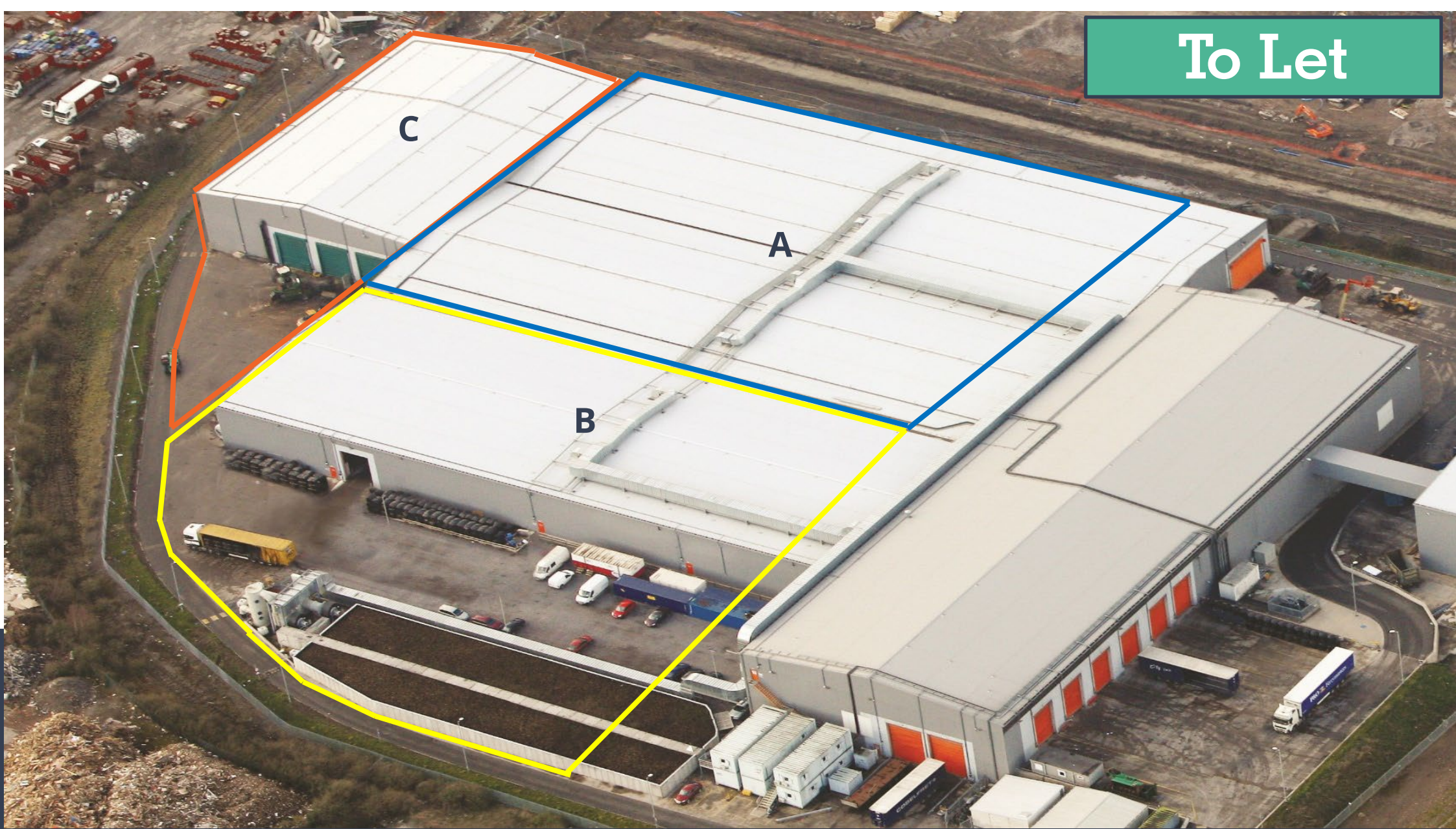


To Let



Access 18, Avonmouth, Bristol BS11 8HT

Preliminary Details – Space Available 2024

Low-cost factory and warehouse space - Range of new development options also available - Individual units from 22,000 to 137,000 sq ft

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Location

The property is located within the established Access 18 industrial and distribution development with easy access to Jc18/Jc18a of the m5 motorway.

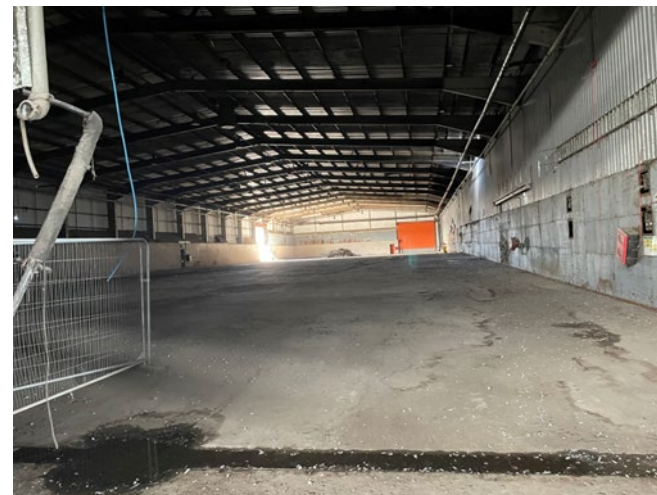
Bristol City centre is 10 miles east and the Port of Bristol (www.Bristolport.co.uk) is less than 1 mile from the site, with shipping and rail terminal facilities.



Description

The scheme is a subdivision or potential re-configuration/ refurbishment (subject to planning) of a former industrial facility built in 2009. The property could either be occupied as a whole or in flexible unit configurations with dedicated yards and parking.

Units A and B have portal frame eaves height of 9m clear, Unit C has 11.7 m clear eaves. The current space offers bulk low-cost storage with secure 24/7 use.



Accommodation - Current Space (as seen)

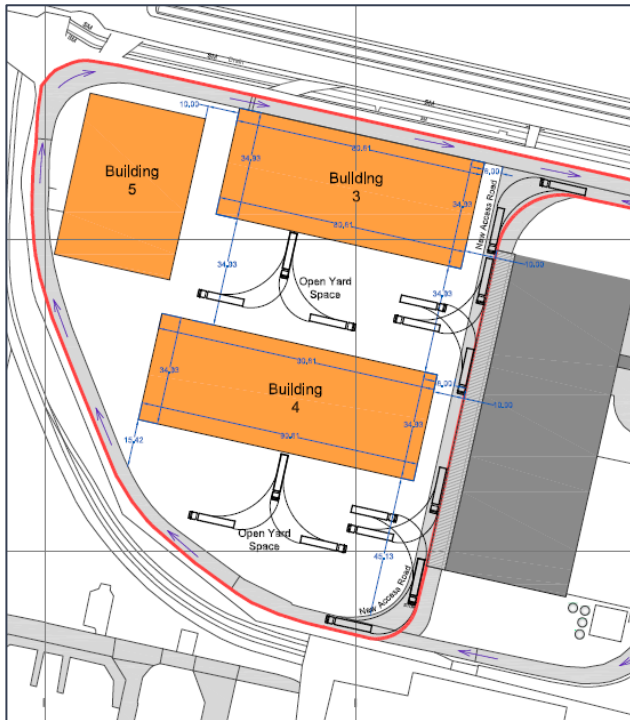
Current	Approx. gross internal
Unit A	79,330 sq ft
Unit B	37,220 sq ft
Unit C	20,020 Sq ft
Total	136,570 sq ft

Accommodation - Proposed

Proposed scheme	
Unit 3	30,308 sq ft
Unit 4	34,607 sq ft
Unit 5	20,220 sq ft
Total	86,135 sq ft

areas subject to final verification/specification

Proposed development scheme (subject to planning)



Terms

All the units in the current and proposed scheme will be available on a new sub lease. Terms on application. There is a service charge for the Access 18 development which is a secure managed estate.

Planning

The units (as standing and proposed) will have a B2 (general industrial) and B8 (warehousing and distribution) consent. A planning application is to be submitted shortly .

Rates

The property will be re-assessed for rates on occupation.

EPC

The unit has been assessed as seen pre-development. The property will be assessed when the project is complete .

Services

Mains, drainage and electricity.

VAT

VAT if applicable will be charged at the standard rate.

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.

If you would like to know
more please get in touch.

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Subject to Contract
November 2023

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- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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