



## Unit 19b Access 18 Kings Weston Lane, Avonmouth, BS11 8AZ

### FOR SALE/TO LET

Area: 6,111 sq ft (568 sq m) | Rent PA: £51,944 | Price: £763,875

#### LOCATION

Access 18 is located on Avonmouth Way & Kings Weston Lane which provide 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 1 mile of the site and Bristol City Centre is 10 miles east via the A4 Portway.

#### KEY FEATURES

- New build
- To let or for sale
- High quality managed environment
- Located within a secure site
- 6m clear internal height
- 37.5kn/m2 floor loading
- Close to J18a M5
- Use Class B1, B2 & B8

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### DESCRIPTION

Access 18 is developed and managed by St. Modwen, the UK's leading regeneration specialist. It comprises a 212 acre (85.8 ha) development site in an established distribution and industrial location. Units 19 are the latest phase to complete and add the opportunity to occupy smaller units within Access 18 for the first time. The units have been designed to meet all modern occupiers requirements including 3 phase power and gas throughout

### FLOOR AREA:

FLOOR	AREA SQ FT	AREA SQ M
Warehouse	6,111	568
<b>TOTAL</b>	<b>6,111 SQ FT</b>	<b>568 SQ M</b>

### TENURE:

New FRI lease for number of years to be agreed

<b>RENT PA:</b>	£51,944	<b>PRICE:</b>	£763,875
<b>VAT:</b>	All figures are exclusive of VAT if applicable.	<b>PLANNING:</b>	B1, B2 & B8
<b>SERVICE CHARGE:</b>	POA.	<b>RATEABLE VALUE:</b>	To be assessed
<b>LEGAL COSTS:</b>	Each party to be responsible for their own legal costs.	<b>EPC:</b>	Available upon request.

### VIEWING:

For further information or to arrange a viewing, please contact:

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### SUBJECT TO CONTRACT