



Unit 6a Access 18 Kings Weston Lane, Avonmouth, BS11 8AZ

FOR SALE/TO LET

Area: 11,916 sq ft (1,107 sq m) | Rent PA: £101,286 | Price: £1,489,500

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 6 & 7 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	11,916	1,107
TOTAL	11,916 SQ FT	1,107 SQ M

TENURE:

New FRI lease for term of years to be agreed

RENT PA:	£101,286	PRICE:	£1,489,500
VAT:	All figures are exclusive of VAT if applicable.	PLANNING:	B1, B2 & B8
SERVICE CHARGE:	POA.	RATEABLE VALUE:	To be assessed
LEGAL COSTS:	Each party to be responsible for their own legal costs.	EPC:	Available upon request.

VIEWING:

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

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SUBJECT TO CONTRACT