



Unit 1 Access 18 Kings Weston Lane, Avonmouth, BS11 8HT

TO LET

Area: 18,724.00 sq ft (1,739.52 sq m) | **Rent PA:** £135,000.00

LOCATION

Avonmouth is located approximately 6 miles west of Bristol City Centre. It is considered the distribution/industrial capital of the South West due to its proximity to the motorway network of the M4, M5 and M49. Access 18 distribution park is located in the heart of Avonmouth. The entrance is via Kings Weston Lane or the new link road – for occupiers only - on Avonmouth Way which provides direct access to the M5/M49 via Junctions 18/18a approximately 0.25 miles to the east. Occupiers at Access 18 include Hermes parcel delivery, catering suppliers Nisbets, ingredient supplier Kent Foods and card manufacturer Budget Greeting Cards

KEY FEATURES

- Built in 2007
- Detached
- Large Secure Yard
- 9.20m Eaves & 8.10m Haunch
- 1 Level Loading & 3 Docks
- Established Distribution Location
- Close Proximity to J18 M5
- To Be Refurbished

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DESCRIPTION

The detached property was constructed in 2007 and is of steel portal frame construction set beneath a pitched lined steel clad roof which incorporates +10% natural roof light. The specification provides an eaves height of 9.20m and a haunch of 8.10m. The elevation incorporates one electrically operated ground level loading door measuring approximately 4m in width by 5.07m in height. There are a further three dock level loading doors. The warehouse floor is solid polished concrete. The warehouse benefits from sodium box lighting and a gas fired radiator heating system above the loading doors. The two storey office accommodation is of a high specification with recessed ceiling lighting and air conditioning. The accommodation also benefits from a passenger lift. Externally there is a separate staff car park with approx. 30 marked spaces. There is a relatively large self-contained concrete laid service yard.

FLOOR AREA:

FLOOR	AREA SQ FT	AREA SQ M
Warehouse	14,392.00	1,337.06
GF Office	2,166.00	201.23
FF Office	2,166.00	201.23
TOTAL	18,724.00 SQ FT	1,739.52 SQ M

TENURE:

Assignment or sublease of the remaining FRI term expiring 27 August 2027. Alternatively the landlord will consider a surrender of the existing lease subject to contract and covenant.

PLANNING:

Use Class B8 (storage & distribution).

RENT PA: £135,000.00

VAT: All figures are exclusive of VAT if applicable.

SERVICE CHARGE: POA.

RATEABLE VALUE: £102,000 and described as "Warehouse and premises"

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