



22,332 SQ FT (2,074.76 SQM)

TO LET

High Quality Warehouse Unit with a Large Secure Yard

Unit 8 | Access 18 | Avonmouth | Bristol | BS11 8AZ

TO BE REFURBISHED

**AVISON
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Key highlights



Size
22,332 sq ft



Office accommodation & WC facilities



Minimum eaves height of 8m



Passenger Lift



2 level access doors (5m high x 4m wide)



LED lighting



Large shared Secure Yard with sperate car parking



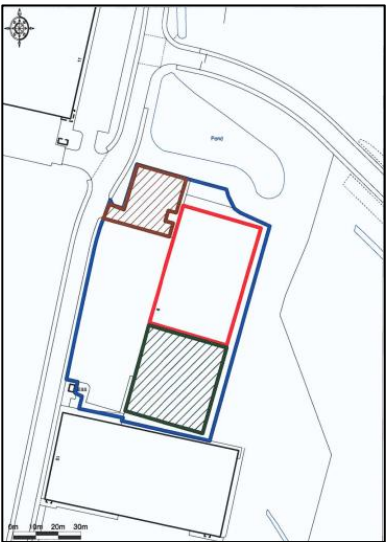
Steel portal frame unit with mix of clad and block elevations

Description

The property comprises a high quality warehouse unit with ancillary office accommodation, offering a minimum eaves height of 8m and a height to pitch of 10m. The unit benefits from two roller shutter doors, each measuring 4m wide by 5m high.

The building is of steel portal frame construction with part brick and part steel profile cladding. It has a pitched roof incorporating approximately 20% translucent roof panels and a concrete floor.

Internally, the property provides multiple WC facilities and a kitchenette. Externally, the property benefits from a generous shared secure yard and dedicated parking area.



Accommodation

Floor	Sq ft	Sq m
Warehouse	17,544	1,629.94
Ground Floor Office	2,394	222.42
First Floor Office	2,394	222.42
Total	22,332	2,074.76

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.





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Services

We understand that mains services are provided to the property including water, drainage, and 3 phase electricity.

EPC

Available upon request.

Business rates

Details of the rating assessment are available from the agents

Rent

On application.

Service Charge

An Estate Service Charge will be payable.

Tenure

The property is available to let on new Full Repairing and Insuring lease terms, for a term to be agreed



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

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- 3) Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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