



INDURENT

ACCESS 18
AVONMOUTH

BS11 8AZ
///REVEALING.MONDAYS.ATOMIC

HIGH QUALITY WAREHOUSE/LOGISTICS UNIT
AVAILABLE NOW

UNIT 26: 216,698 SQ FT (20,131.9 SQ M)



2,300 sq m of PV panels included at no extra cost, generating energy savings of up to £130,000 per annum*.

Placing this building in the top 10% of uk warehouses for sustainability.

Warehousing that Works.

*Based on as-built pv yield from EPC A+ requirement, assumes 100% full energy consumption in year 1 and unit rate of 30p per kwh

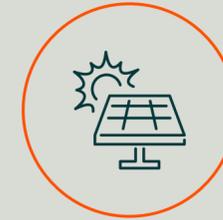
High performance space for your business.

If you're looking for a high-performing, sustainable building that works as hard as you do, then look no further. Unit 26 is a highly sustainable warehouse that will deliver benefits for your business, your people and the environment.

An ideal location for the South West.

Access 18 is located on Avonmouth Way and Kings Weston Lane which provides direct access to the M5/M49 junctions 18/18a, within 1 mile to the south. The M4/M5 interchange is approximately 8 miles to the north. Avonmouth Docks are within 1.5 miles of the site and Bristol City Centre is 7 miles east via the A4 Portway.

Indurent Park Access 18 is a high-quality space, with mature landscaping and water features providing an established environment for staff to work and relax on site.



2,300 sq m of PV panels included at no extra cost, generating energy savings of up to **£130,000 per annum.***



Smart LED lighting helping you reduce energy consumption by up to **75%**.



15% roof lights reduce the need for additional daytime lighting and provide a light, bright environment for your employees.



BREEAM Excellent rating achieved placing this warehouse in the top 10% of warehouses in the UK for sustainability.



With an **EPC A+** rating, customers can lower their energy bills, all whilst delivering net zero carbon offices.

*Based on as-built pv yield from EPC A+ requirement, assumes 100% full energy consumption in year 1 and unit rate of 30p per kwh



Why choose Access 18?



7 miles to Bristol City Centre.



Avonmouth Docks are located 1.5 miles away.



Excellent connectivity to M5/M49 junctions 18/18a.



On prime development site, where over 1,000,000 sq ft of new accommodation has already been delivered.



Warehousing that Works.

Schedule of accommodation.

Unit 26

WAREHOUSE INC. GF CORE	201,078 SQ FT (18,680.8 SQ M)
FF OFFICES INC. FF CORE	5,143 SQ FT (477.8 SQ M)
SF OFFICES INC. SF CORE	5,143 SQ FT (477.8 SQ M)
PLANT DECK	5,334 SQ FT (495.5 SQ M)
TOTAL	216,698 SQ FT (20,131.9 SQ M)
YARD DEPTH	55M
CLEAR INTERNAL HEIGHT	15M
LEVEL ACCESS DOORS	4
DOCK DOORS	20
FLOOR LOADING	50 kN/SQ M
CAR PARKING	192
EV PARKING	38
TRAILER PARKING	37
POWER	1.15 MVA

All floor areas are approximate gross internal areas and are subject to change.



BREEAM Excellent



50 kN/SQ M
floor loading



15% roof
lights



Operationally
net zero carbon
to offices



Indurent standard
specification



EPC
A+ rated



EV car
charging



15m clear
internal height



2,300 SQ M
of PV panels



1.15 MVA
of power supply



Warehousing that Works.





Dedicated car parking

UNIT 26

Offices

Transport Offices

SS
HV
U/G PS

Bin Stores

Area for
sprinkler tanks

Kings Weston Lane

SW attenuation



Lorry Parking

Unit plan is indicative.



Warehousing that Works.



STRONG LOCAL LABOUR.

490,781 people for the age range 16-64 within a 30 minute drive.



HIGHLY SKILLED WORKFORCE.

Workforce can be drawn upon from the residential areas of Avonmouth, Shirehampton and Lawrence Weston within 1.3 miles.



WELL-CONNECTED TO LOCAL AREAS.

Cycle paths and footways link to nearby residential areas and staff facilities, with a First Bus service running adjacent to site along Kings Weston Lane.



Source: ONS



Warehousing that Works.

You're well-connected.



UNDER 1 MILE

from the M5/ M49 junctions 18/18a



1.5 MILES

from Avonmouth Docks



7 MILES

from Bristol City Centre



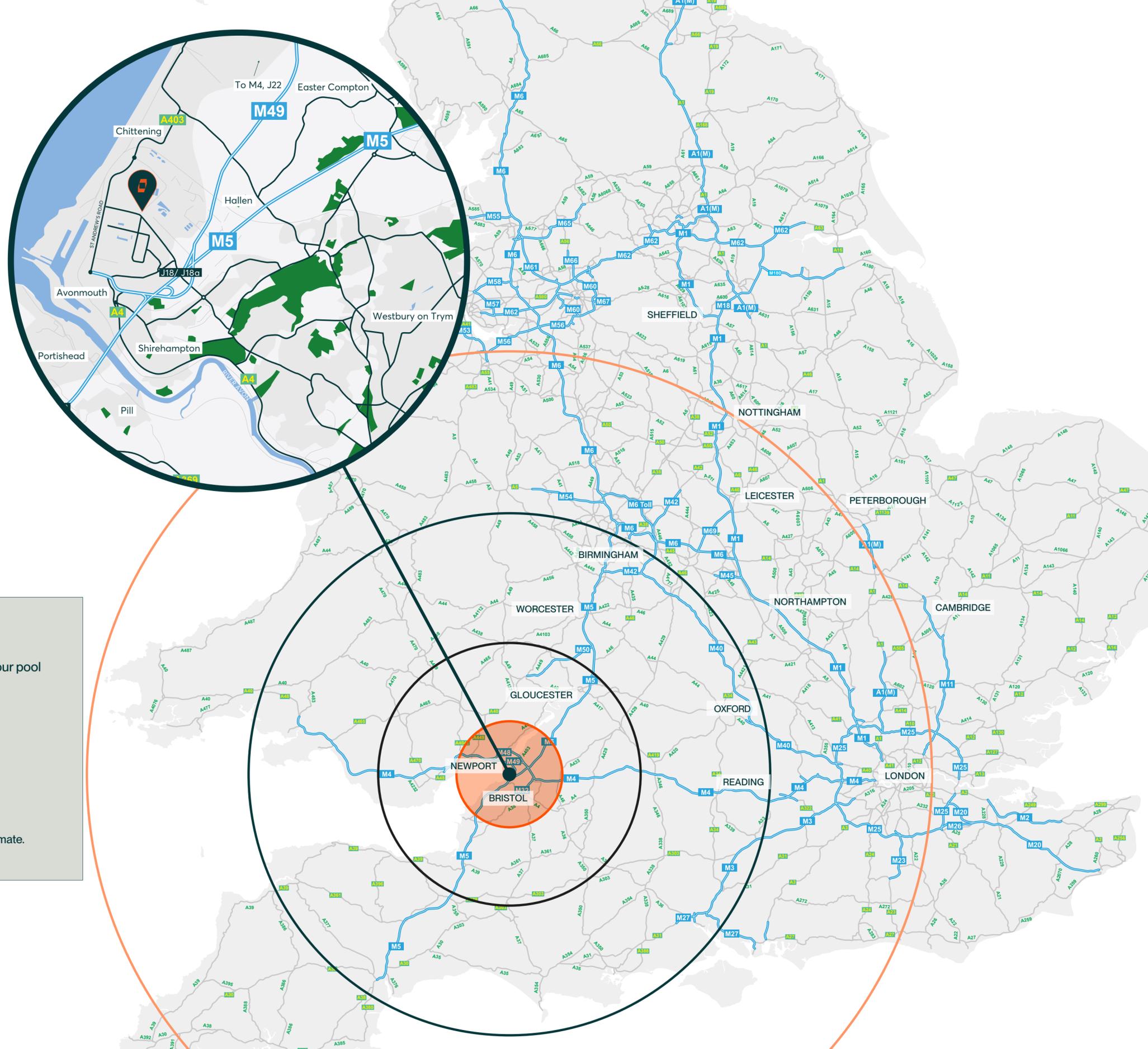
8 MILES

to the M4/M5 interchange



14 MILES

from Bristol Airport



Drive times

- Within 30 min labour pool
- Within 1 hour
- Within 2 hours
- Within 3 hours

Source: Google maps.
Travel distances are approximate.
Maps not to scale.



Warehousing that Works.



Warehousing that Works.

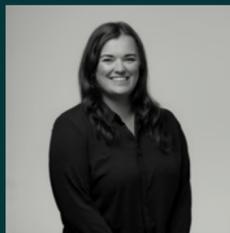


We know that people and the planet are important to you – they're important to us too.

That's why all our new buildings are built to our Indurent Standard and have sustainable features as standard, which will help you reduce operational costs whilst realising your ESG ambitions.

The sustainable nature of our buildings also means they are warm, bright spaces in which to work – which is good news for your employees and the environment.

LET'S TALK



CARYS ALLEN

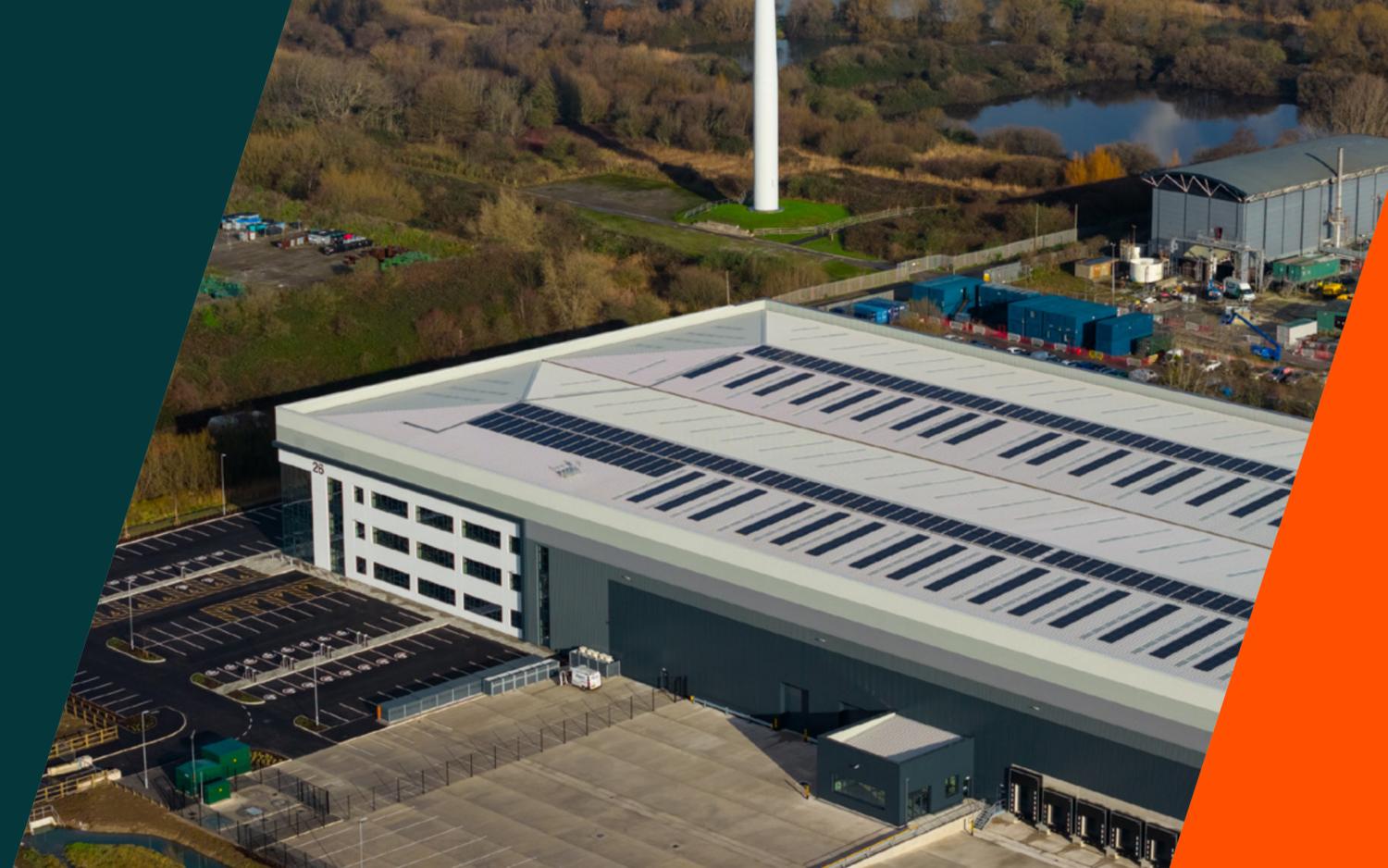
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Warehousing that Works.



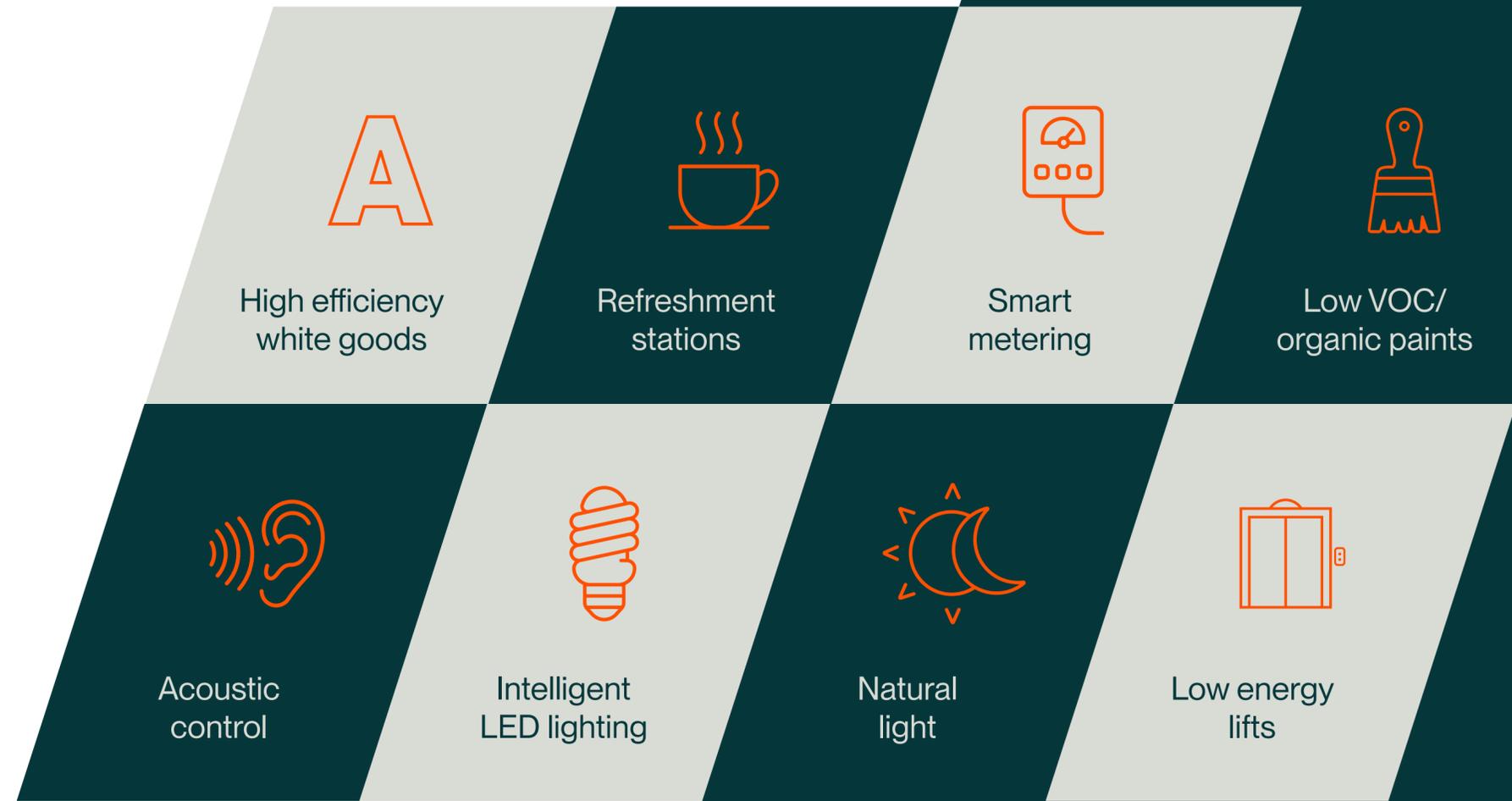
The Indurent Standard.

Indurent Parks embody our core purpose – to change places and create better futures.

The Indurent Standard delivers improved quality, sustainable and consistent developments across the Indurent portfolio that impact positively on both the environment and local communities.

Through thoughtful and considered design, we have crafted a philosophy that we believe will have positive and tangible benefits for our customers.

- 75% enhancement on building regulations for air leakage
- 30% better than current requirements for embedded carbon
- Delivered by industry leading supply chain
- Sustainable environments addressing wellbeing
- Designed for flexibility and low operational cost
- Quality materials throughout
- Operational life cycle recycling
- Flexible office space for future fitout
- Low energy use
- Net carbon zero embedded





Sustainability at the core.

High quality amenity, office and warehouse specification, designed with the customer in mind, focusing on health and wellbeing, sustainability and net carbon reduction.



Warehousing that Works.



CARYS ALLEN
Development Director

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