



# /NDURENT

ACCESS 18  
AVONMOUTH

BS11 8AZ  
///SCOUTED.DRIFTERS.DENSER

HIGH QUALITY WAREHOUSE/LOGISTICS UNIT

UNIT 27: 53,864 SQ FT (5,004 SQ M)

Available Now



PV panels included  
at no extra cost,  
generating occupational  
energy savings.



Targeting BREEAM  
Excellent, placing these  
buildings in the top  
10% of UK warehouses  
for sustainability.

Warehousing that Works.



# 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. These units are highly sustainable warehouses that will deliver benefits for your business, your people and the environment.

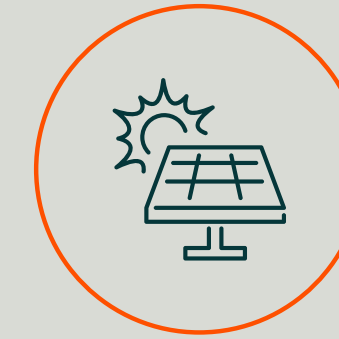
## An ideal location for the South West.

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.



Warehousing that Works.



PV panels included at no extra cost, generating occupational energy savings.



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



10% 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 for unit 27, customers can lower their energy bills.

\*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 27	
WAREHOUSE & GF OFFICE	49,538 SQ FT (4,602.2 SQ M)
FF OFFICE	3,014 SQ FT (280 SQ M)
PLANT DECK	1,312 SQ FT (122 SQ M)
TOTAL	53,864 SQ FT (5,004 SQ M)
CAR PARKING	47
YARD DEPTH	40M
CLEAR INTERNAL HEIGHT	10M
POWER	295 kVA

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



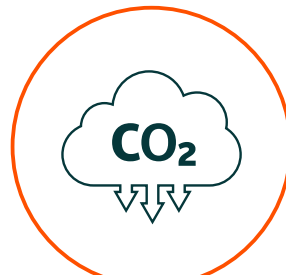
BREEAM Excellent



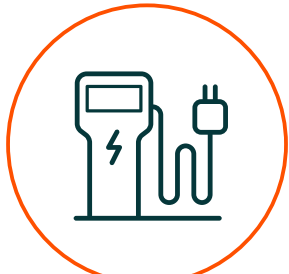
35 kN/SQ M  
floor loading



10% roof  
lights



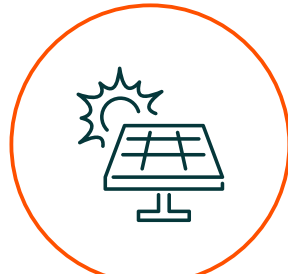
Operationally  
net zero carbon



EV car  
charging



Between 10m  
and 12.5m clear  
internal height



PV panels installed  
as standard



295kVA - 470kVA  
of power supply



Warehousing that Works.





# Development layout.







## 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.



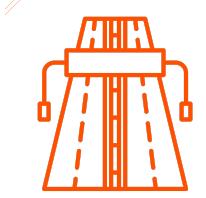
Source: ONS



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# You're well-connected.



**UNDER 1 MILE**

from the M5/ M49 junctions 18/18a



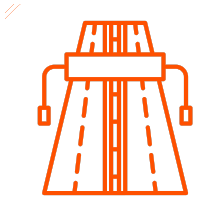
**1.5 MILES**

from Avonmouth Docks



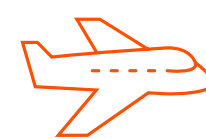
**7 MILES**

from Bristol City Centre



**8 MILES**

to the M4/M5 interchange



**14 MILES**

from Bristol Airport

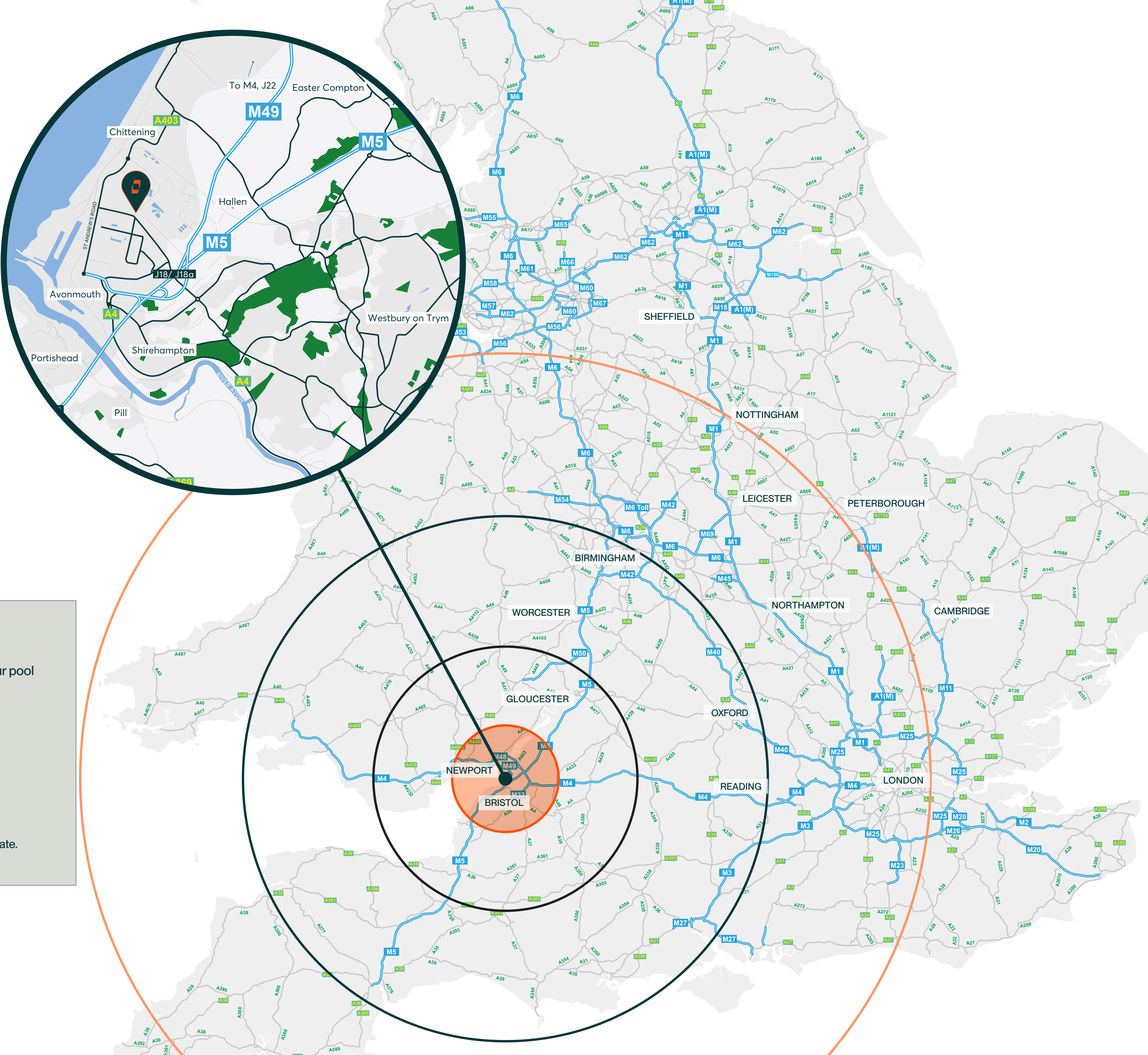
### Drive times

- 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.



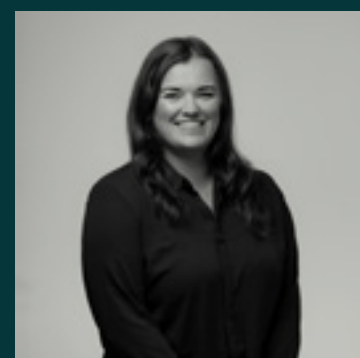


We know that people and the planet are important to you – they're important to us too.

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**

*Development Director*

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Warehousing that Works.





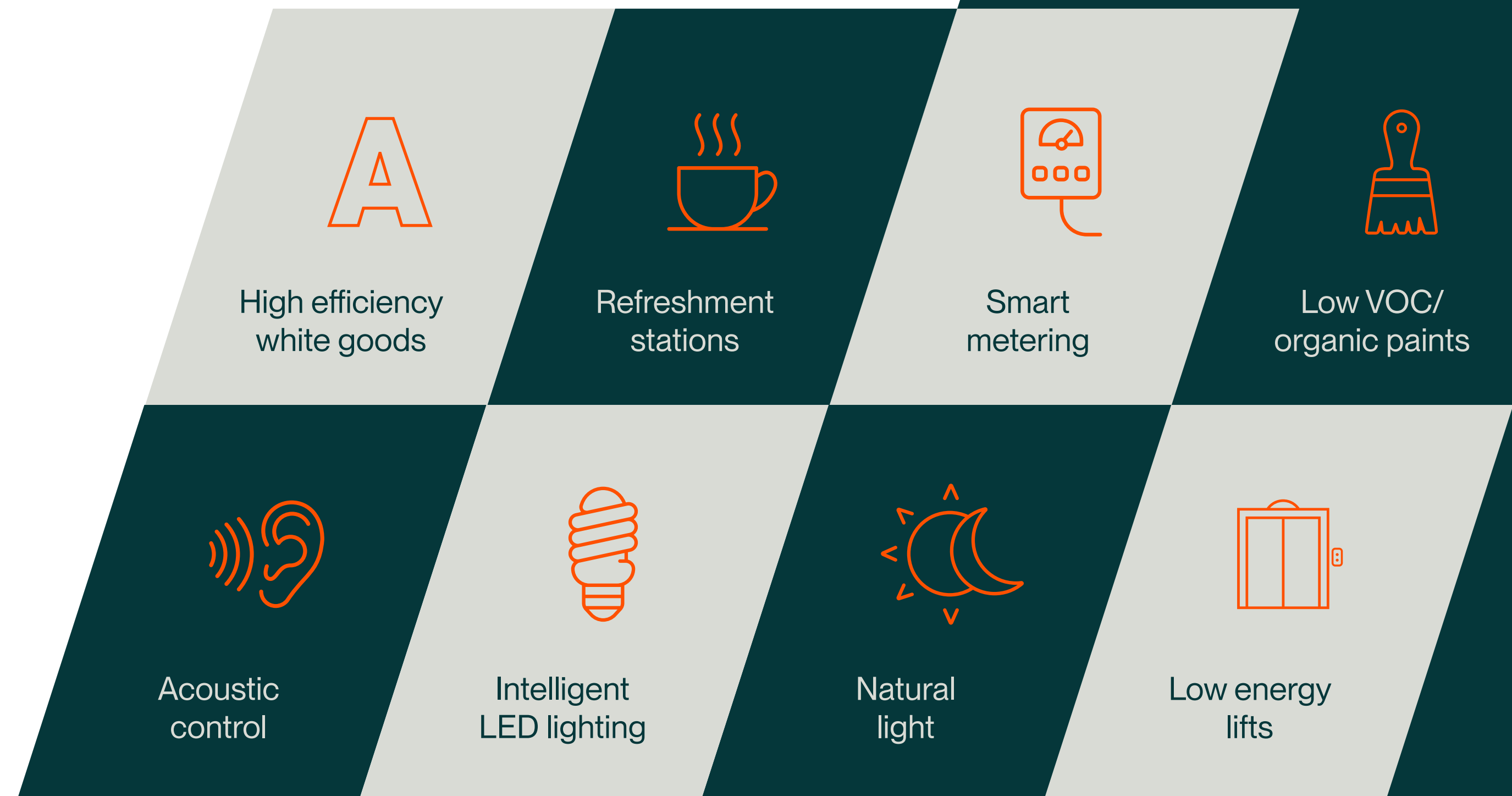
# The Indurent standard.

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



Warehousing that Works.





# 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.





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*Development Director*

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