



# INDURENT

ACCESS 18  
AVONMOUTH

BS11 8AZ  
///SCOUTED.DRIFTERS.DENSER

HIGH QUALITY WAREHOUSE/LOGISTICS UNIT  
UNIT 21: 27,103 SQ FT ( 2,518 SQ M)  
Available immediately



Available immediately.



BREEAM Good.

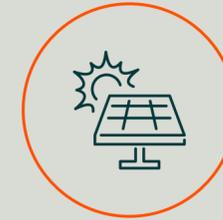


Warehousing that Works.

# 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.



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



Smart LED lighting helping you reduce energy consumption.



10% roof lights reduce the need for additional daytime lighting and provide a light, bright environment for your employees.



BREEAM Good.



With an EPC A rating for unit 21, customers can lower their energy bills.





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

# Schedule of accommodation.

| UNIT 21                    |                                  |
|----------------------------|----------------------------------|
| WAREHOUSE                  | 24,549 SQ FT (2,281 SQ M)        |
| OFFICE                     | 2,554 SQ FT (237 SQ M)           |
| <b>TOTAL</b>               | <b>27,103 SQ FT (2,518 SQ M)</b> |
| YARD DEPTH                 | 40M                              |
| LEVEL ACCESS LOADING DOORS | 2                                |
| FLOOR LOADING              | 50 kN/SQ M                       |
| CAR PARKING                | 27                               |

All floor areas are approximate gross internal areas.



BREEAM Good



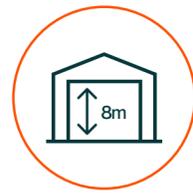
50 kN/SQ M  
floor loading



10% roof  
lights



EV car  
charging



8m clear  
internal height



PV panels installed



2 level access  
loading doors



Warehousing that Works.



# Development layout.





## STRONG LOCAL LABOUR.

490,781 people aged 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



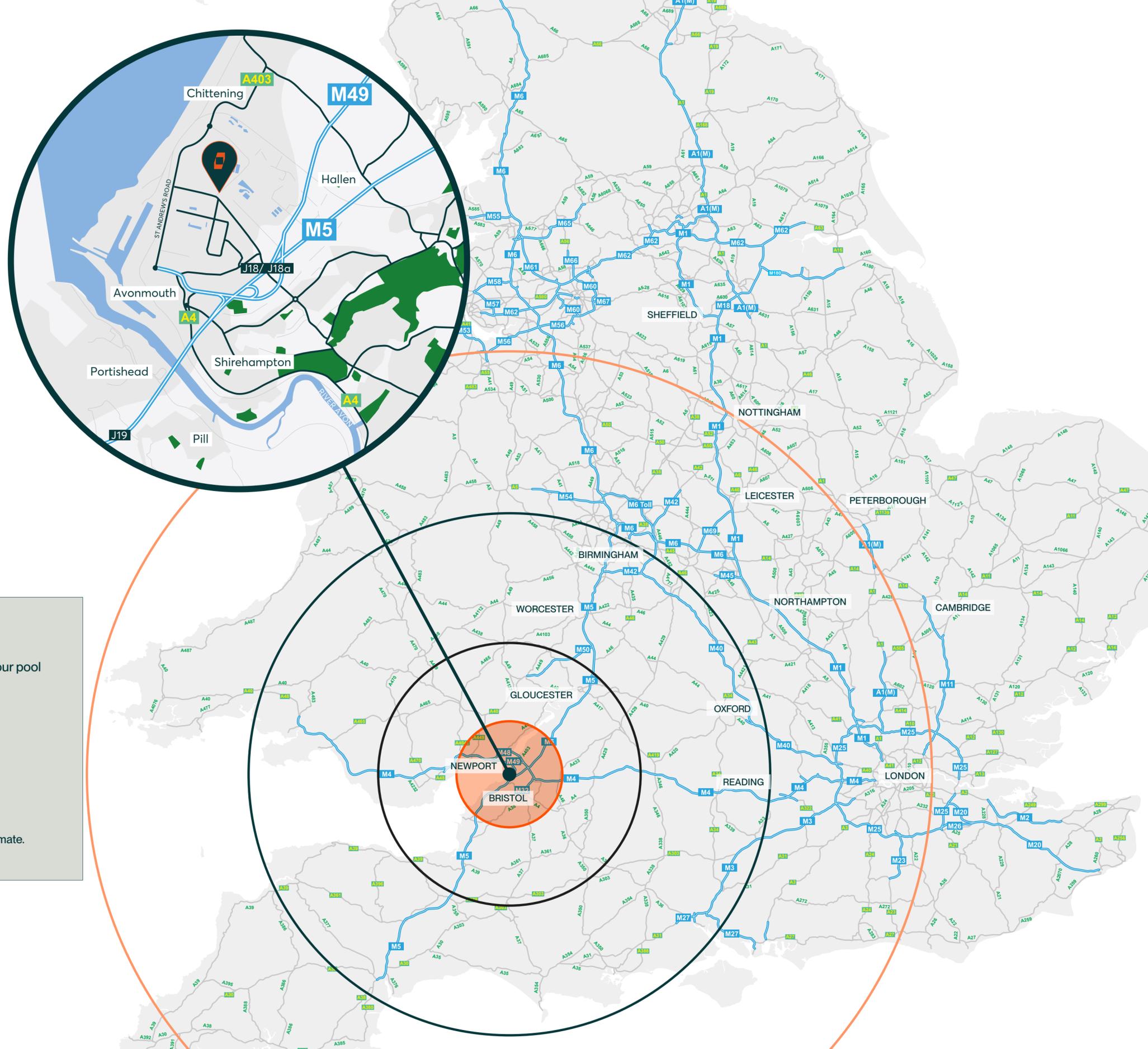
**8 MILES**

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.



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