

ST. MODWEN PARK

ACCESS 18
AVONMOUTH



BS11 8AZ

///DATING: AUTUMN AFTER



Strategically located near M5, Junction 18/18a



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



PV panels included at no extra cost, generating energy savings of £12,000 per annum*

ONE HIGH QUALITY WAREHOUSE AVAILABLE NOW

UNIT 25: 63,484 SQ FT (5,898 SQ M)

*BASED ON AS-BUILT PV YIELD FROM EPCA+ 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 25** 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 & 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 7 miles to the north. Avonmouth Docks are within 2 miles of the site and Bristol City Centre is 7 miles east via the A4 Portway.

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

The latest phase, units 23-25 was practically completed in May 2023. Unit 25 is the last remaining unit available for immediate occupation.

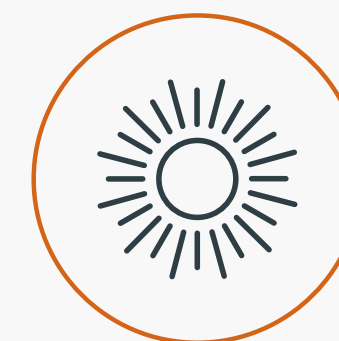
*data obtained using TM54 energy modelling software.



Rooftop solar panels included as standard, generating **savings of £12,000 per annum.***



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**, customers can lower their energy bills, all whilst delivering net zero carbon offices.



Why choose **St. Modwen Park, Avonmouth?**



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



Strong local labour

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



Highly skilled 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

You're well-connected

ST. MODWEN PARK
ACCESS 18
AVONMOUTH



UNDER 1 MILE

from the M5/ M49 junctions 18/18a



1.5 MILES

from Avonmouth Docks



7 MILES

from Bristol City Centre



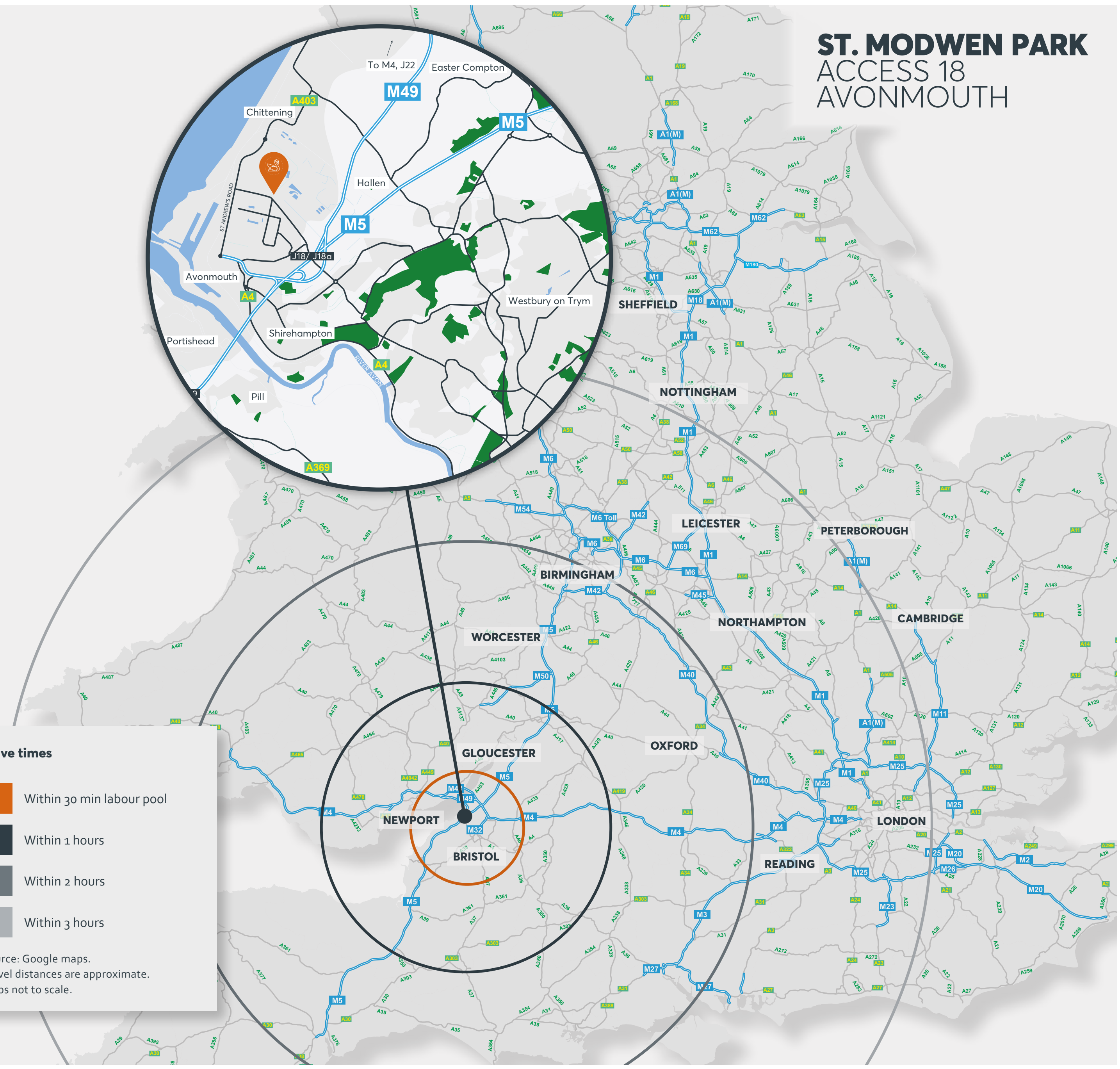
14 MILES

from Bristol Airport

Drive times

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

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



Schedule of accommodation

UNIT 25	
WAREHOUSE	57,724 SQ FT (5,363 SQ M)
GF CORE	793 SQ FT (74 SQ M)
FF OFFICE	3,992 SQ FT (371 SQ M)
FF CORE	975 SQ FT (90 SQ M)
TOTAL	63,484 SQ FT (5,898 SQ M)
YARD DEPTH	50 M
CLEAR INTERNAL HEIGHT	10 M
LEVEL ACCESS DOORS	2
DOCK DOORS	6
FLOOR LOADING	50kN SQ M
CAR PARKING	53
EV PARKING	10
POWER	190 kVA



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



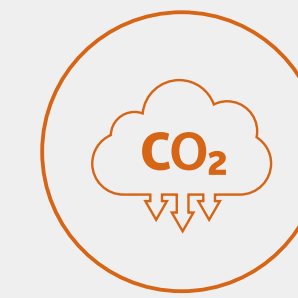
BREEAM Excellent



**50 kN SQ M
floor loading**



**10% roof
lights**



**Operationally
net zero carbon
to offices**

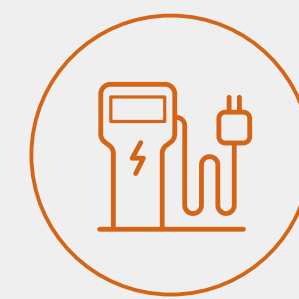


**Swan standard
specification**



**EPC A
rating**

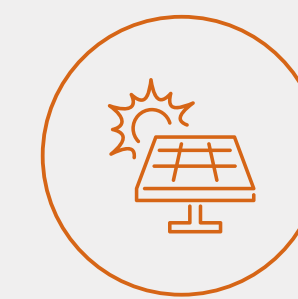
**EPC
A rated**



**EV car
charging**



**10m clear
internal height**



**PV panels
generating energy
savings of £12,000
per annum**



**190 kVA
power supply**



ST. MODWEN PARK
ACCESS 18
AVONMOUTH


Lorry parking/
commercial access

UNIT 23
PLANTEX

UNIT 24
L'OCCITANE

UNIT 25


Dedicated car
parking

Site plan is indicative.



Hannah Bryan-Williams
Development & Leasing Manager

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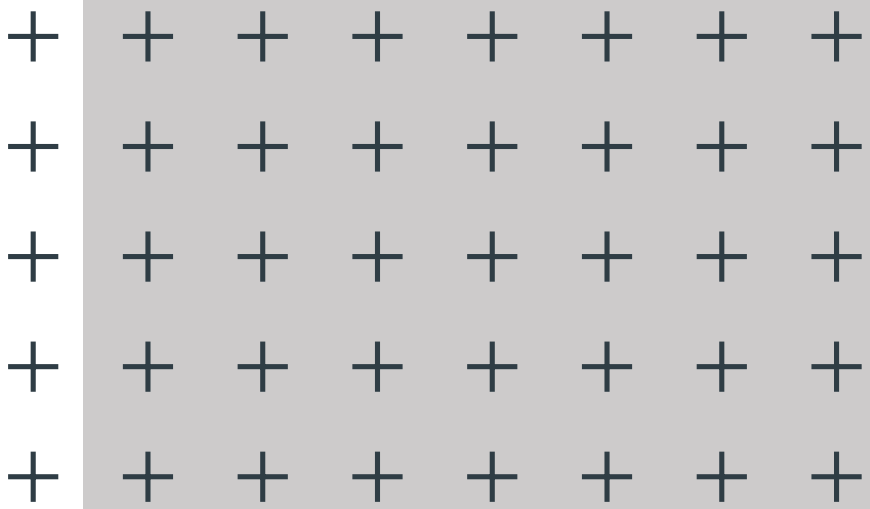
We know that people and the planet are important to you - they're important to us too.

That's why all our new buildings are built to our Swan 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

07971 386 918
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At St. Modwen Logistics our aim is simple: to provide our customers with the high-performing space they need to succeed

Sarwjit Sambhi,
Chief Executive Officer

"We chose Avonmouth as a key location for the organisation primarily because of the transport infrastructure. We're close enough to the south-east to be able to access the major shipping ports and Heathrow without having the south-east cost base that is associated with it.

During the process, St. Modwen helped us to achieve a timetable for equipment installation and throughout the process, whenever we've moved into new units, they have taken our needs and requirements on board. They have listened to our requirements and delivered against them, going above and beyond what you would expect as the norm from a landlord."

Giles Drewett, Managing Director & Co-Founder,
Plant-Ex Ingredients



The Swan standard

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

The Swan Standard delivers improved quality, sustainable and consistent developments across the St. Modwen Logistics 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.

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

- 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



AAA rated white goods



Refreshment stations



Smart metering



Low VOC/organic paints



Acoustic control



Intelligent LED lighting



Natural light



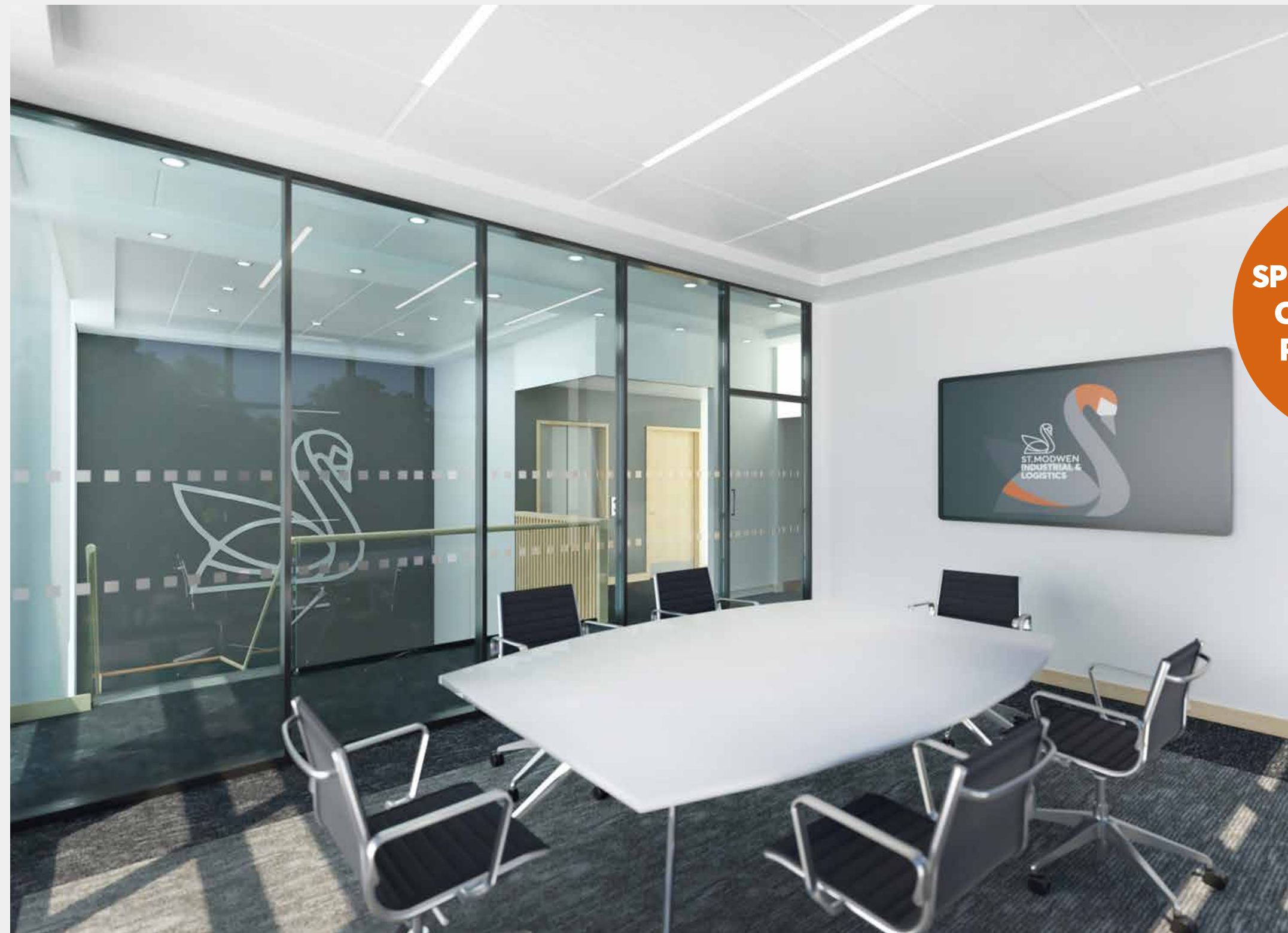
Low energy lifts

ST. MODWEN PARK
ACCESS 18
AVONMOUTH



**SUSTAINABILITY
AT THE CORE**

**HIGH
SPECIFICATION
OFFICE AND
RECEPTION
SPACES**



Our Building Code

Our Park Code



HANNAH BRYAN-WILLIAMS

Development & Leasing Manager

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High performance space where you need it.

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ANTI MONEY LAUNDERING The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed. March 2024. TBDW 04143-15.