

# ST. MODWEN PARK

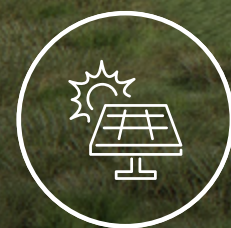
ACCESS 18  
AVONMOUTH



BS11 8AZ

///SCOUTED.DRIFTERS.DENSER

ST. MODWEN 



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

HIGH QUALITY WAREHOUSE/LOGISTICS UNITS AVAILABLE Q4 2025

UNIT 27: 55,034 SQ FT (5,113 SQ M)  
UNIT 29: 82,752 SQ FT (7,688 SQ M)  
UNIT 30: 29,678 SQ FT (2,757 SQ M)

# 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 & 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.

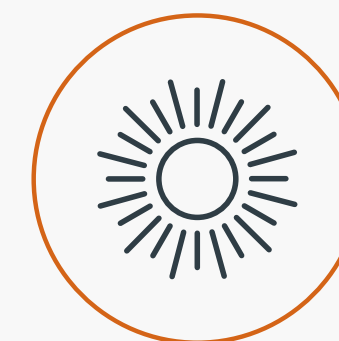
\*data obtained using TM54 energy modelling software.



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



**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 targeted** placing these warehouses in the top 10% of warehouses in the UK for sustainability.



With an **EPC A+ rating for Unit 29 and EPC A on Units 27 and 30**, customers can lower their energy bills.



## Why choose Access 18, Avonmouth?



Excellent connectivity to  
M5/M49 junctions 18/18a



Avonmouth Docks are  
located 1.5 miles away



7 miles to  
Bristol City Centre



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

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## 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



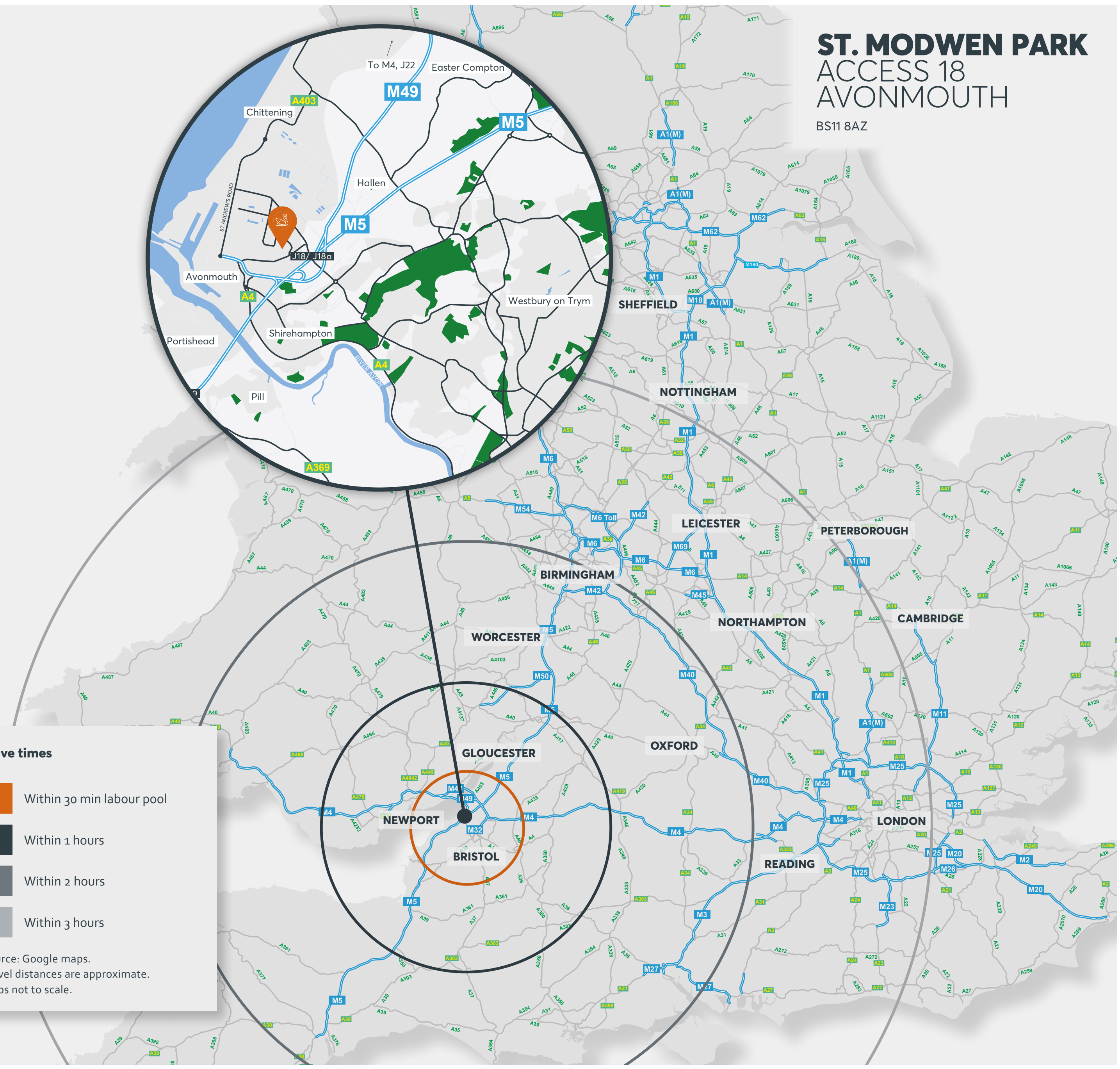
## 14 MILES

from Bristol Airport

### Drive times

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

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



# Schedule of accommodation

	UNIT 27	UNIT 29	UNIT 30
WAREHOUSE	49,155 SQ FT (4,567 SQ M)	74,200 SQ FT (6,894 SQ M)	23,808 SQ FT (2,211 SQ M)
OFFICES	2,928 SQ FT (272 SQ M)	4,276 SQ FT (397 SQ M)	2,935 SQ FT (273 SQ M)
PLANT DECK	2,951 SQ FT (274 SQ M)	4,276 SQ FT (397 Q M)	2,935 SQ FT (273 SQ M)
<b>TOTAL</b>	<b>55,034 SQ FT (5,113 SQ M)</b>	<b>82,752 SQ FT (7,688 SQ M)</b>	<b>29,678 SQ FT (2,757 SQ M)</b>
CAR PARKING	47	76	27
YARD DEPTH	40M	50M	50M
CLEAR INTERNAL HEIGHT	10M	12.5M	10M
POWER	295 kVA	470 kVA	200 kVA

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



Target BREEAM  
Excellent



50 kN sq/m  
floor loading



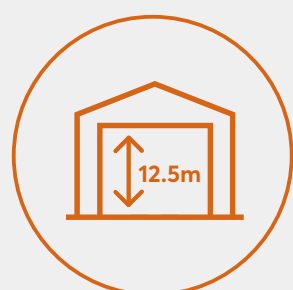
15% roof  
lights



Operationally  
net zero carbon  
to unit 29



EV car  
charging



Between 10m and 12.5m  
clear internal height



PV panels installed  
as standard



Between 200kVa and  
470kVa of power supply



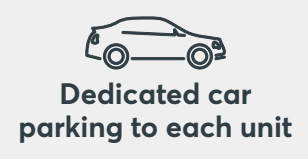
# ST. MODWEN PARK

ACCESS 18  
AVONMOUTH

Under 1 mile  
to M5



Site plan is indicative.





**Hannah Bryan-Williams**  
Development & Leasing Manager

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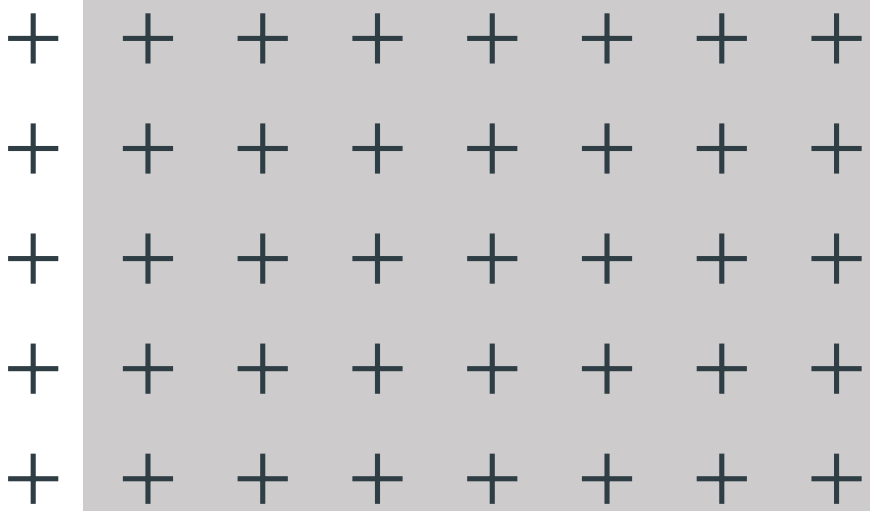
We know that people and the planet are important to you - they're important to us too.

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*

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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

**Lee Nash,  
Head of Development**

“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**

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# 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**

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**SUSTAINABILITY  
AT THE CORE**

**HIGH  
SPECIFICATION  
OFFICE AND  
RECEPTION  
SPACES**

Our Building Code

Our Park Code



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Senior Development Manager

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# High performance space where you need it.

## ST. MODWEN PARK ACCESS 18 AVONMOUTH



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AVONMOUTH  
BRISTOL  
BS11 8AZ

[stmodwenlogistics.co.uk](http://stmodwenlogistics.co.uk)

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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. May 2024. TBDW 04143-18.