

# Unit 2, Access 18

Avonmouth, Bristol BS11 8HT



UNDER 1 MILE  
FROM THE M5/ M49  
JUNCTIONS 18/18



1.5 MILES FROM  
AVONMOUTH  
DOCKS & 7 MILES  
FROM BRISTOL CITY  
CENTRE



14 MILES  
FROM BRISTOL  
AIRPORT



ESTABLISHED  
LOGISTICS  
LOCATION IN  
AVONMOUTH



## To Let

High Quality Warehouse/Logistics Unit

**40,000 sq.ft** Total Site are 2.08 acres

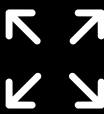
*Available Now*

[taps.dolly.wash](https://taps.dolly.wash)

# Key Features



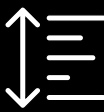
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GIA 40,000 sq ft



Including office / WC  
block: 1,950 sq ft GIA



8m minimum  
eaves height



4 level access doors  
(5.1 m high x 4 m wide)



LED lighting



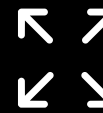
6 Reznor gas-fired  
hot-air blowers



43 tarmac car spaces,  
including 2 disabled spaces



Concrete yard:  
3,200 sq m (0.8 acres)



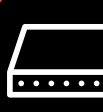
Site coverage of only  
approximately 45%



Total site area: 2.08 acres



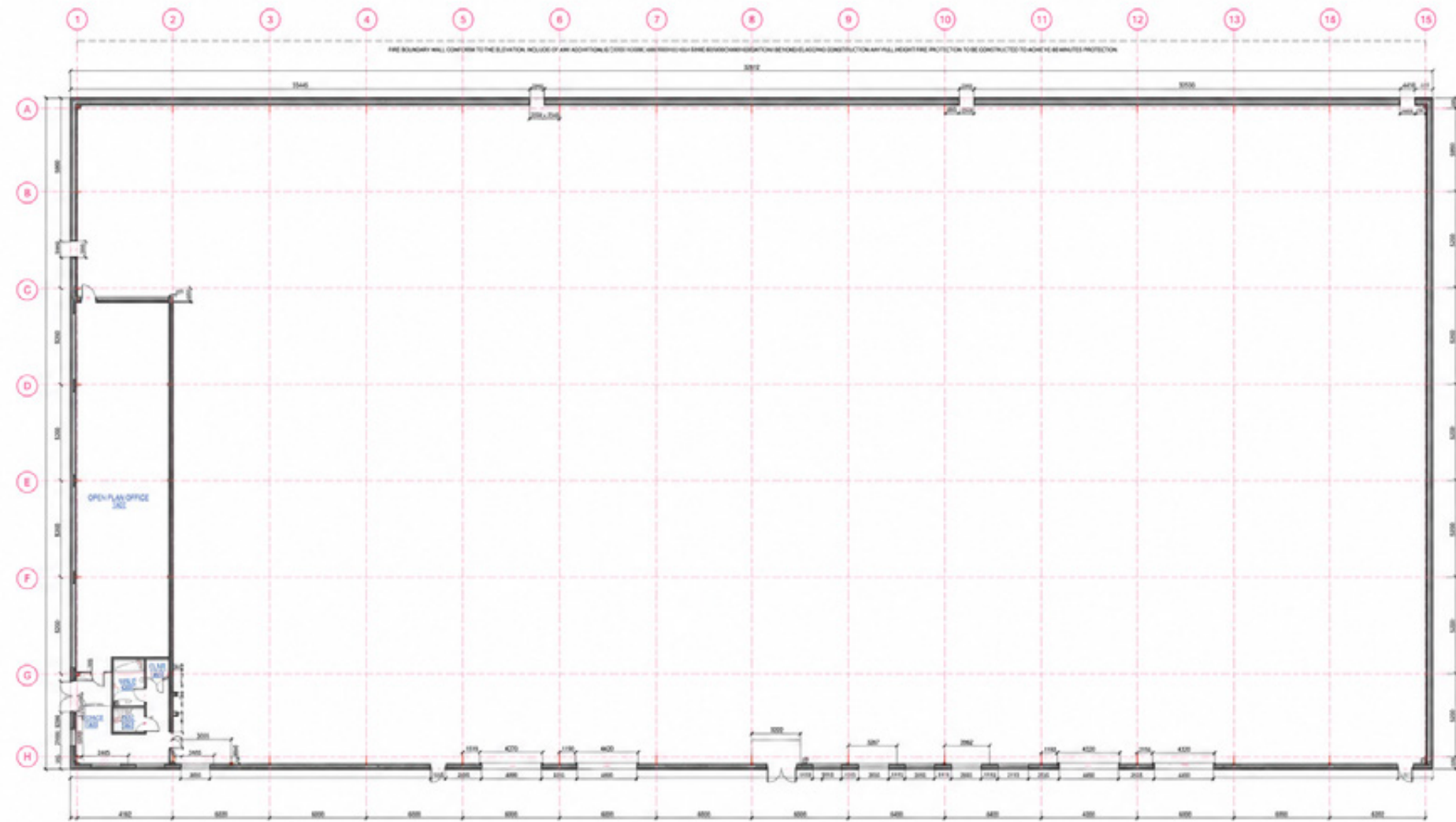
ENERGY PERFORMANCE  
RATING - B49



Concrete Power Floated  
Floor



Quoting Rent £390,000 pa  
(£9.75 per sq ft)





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# Location

Access 18 is situated on Avonmouth Way and Kings Weston Lane within the established Avonmouth industrial and logistics area, approximately 7 miles north-west of Bristol city centre. It is the prime distribution and commercial centre for the South West. Situated on the Indurent well-managed estate.

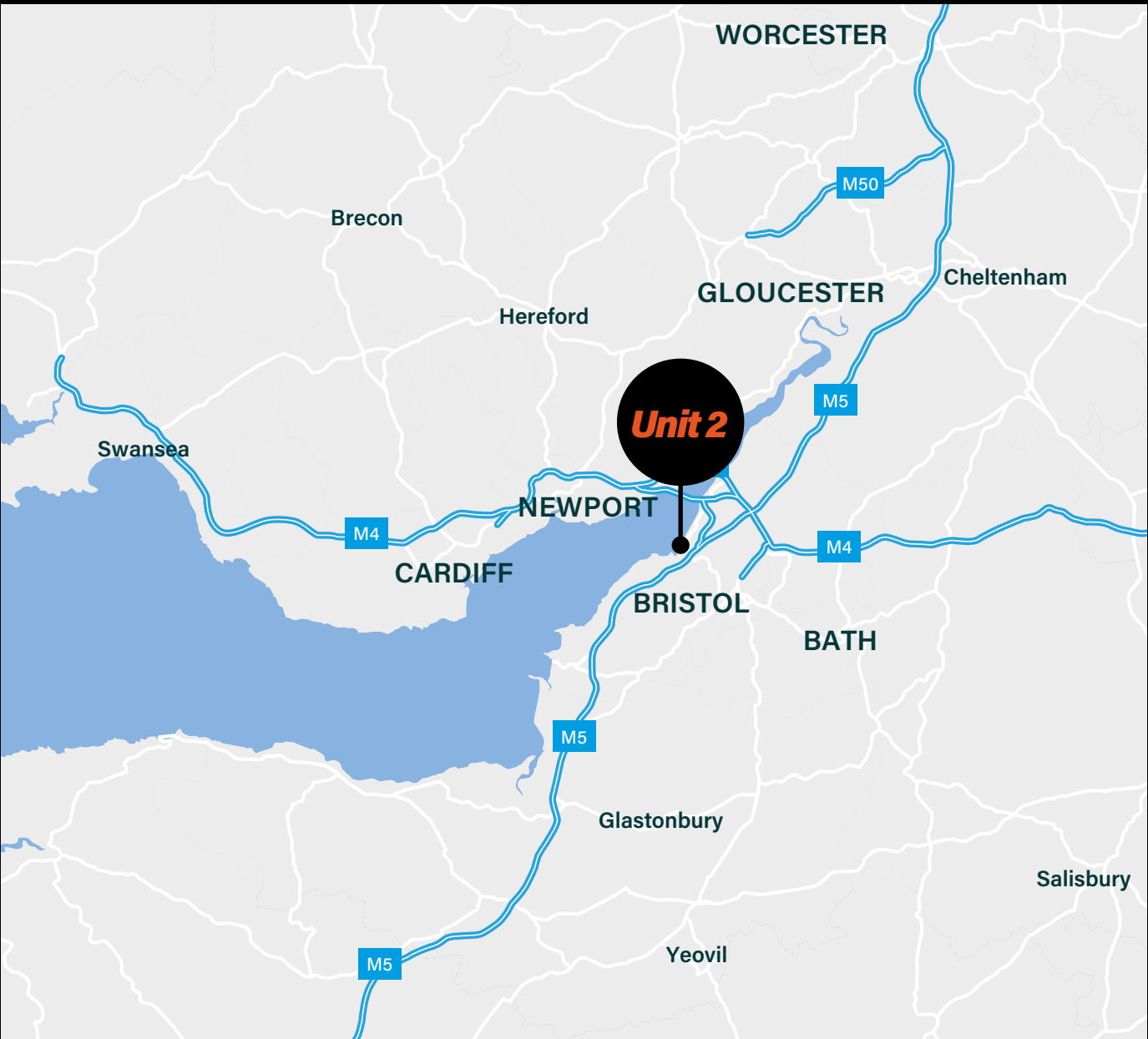
The property benefits from excellent road communications, with direct access to the M5 and M49 motorway junctions 18/18A within approximately 1 mile to the south.

The M4/M5 interchange is approximately 7 miles to the north, while Avonmouth Docks are within approximately 1.5 miles. The location is particularly well suited to occupiers seeking an accessible industrial, warehouse or distribution facility serving Bristol, South Wales, the South West and the wider UK motorway network.

## KEY LOCATIONS

| Location                      | Distance     | Approx. drive time |
|-------------------------------|--------------|--------------------|
| M5 / M49 - Junctions 18 / 18A | Under 1 mile | 2-5 minutes        |
| Avonmouth Docks               | 1.5 miles    | 5 minutes          |
| M4 / M5 interchange           | 7 miles      | 10 minutes         |
| Bristol City Centre           | 7 miles      | 15-20 minutes      |
| Bristol Parkway Station       | 9 miles      | 20 minutes         |
| Bristol Airport               | 14 miles     | 25 minutes         |
| Cardiff                       | 40 miles     | 45-50 minutes      |
| Birmingham                    | 88 miles     | 1 hour 35 minutes  |
| London                        | 125 miles    | 2 hours 25 minutes |

Distances and journey times are approximate.



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# Aerial

M4

M4

**Unit 2,  
Access 18**

KING WESTON LN

M5

J18

M5

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# Further Information

## SERVICES

All mains services are understood to be available to the property.

Available 3 phase power supply: 150 kVA.

NB: The existing 95 3-core Wavecon cable is understood to be capable of providing up to approximately 162 kVA. Approximately 300 kVA spare capacity is understood to be available on the local network, subject to a supply cable upgrade and confirmation by the electricity network operator.

## ESTATE SERVICE CHARGE

An Estate Service Charge will be payable, towards the management and maintenance of the common parts.

## BUSINESS RATES

We understand that the property has a Rateable Value of £280,000 with effect from 1 April 2026, as listed in the 2026 Rating List on the Valuation Office Agency website.

## TERMS

The property is available to let on new Full Repairing and Insuring lease terms, for a term to be agreed.

## RENT

Quoting Rent £390,000 pa (£9.75 per sq ft).

## VAT

VAT will be chargeable at the current rate.

## LEGAL COSTS

Each party will be responsible for its own legal costs incurred in the transaction.

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• Party-Ware  
• Soci | St i nery

• Gifts & Candles  
• Picture Frames

• Gift Wrap  
• Greeting cards

• Xmas Decorations  
• Soft Toys  
• Stationery  
• Toys

• Fancy Dress Costumes  
• Hen Night Kits

# Contact

For more information, please contact the agents:

**Fifield  
Glyn**  
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