

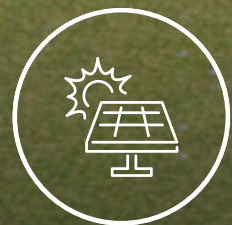
ST. MODWEN PARK

ACCESS 18 AVONMOUTH



BS11 8AZ

///REVEALING.MONDAYS.ATOMIC



2,300 sq m of PV panels included at no extra cost, generating energy savings of up to £130,000 per annum*



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

HIGH QUALITY WAREHOUSE/LOGISTICS UNIT AVAILABLE TO PRE-LET

UNIT 26: 215,362 SQ FT (20,007.78 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 26** 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.

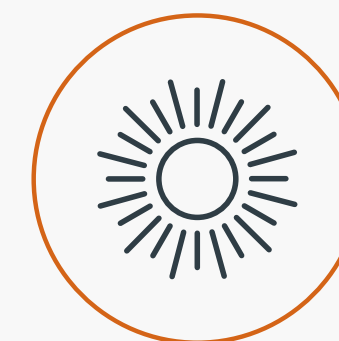
*data obtained using TM54 energy modelling software.



2,300 sq m of PV panels included at no extra cost, generating energy savings of up to **£130,000 per annum**.*



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 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 Unit 26?



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

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



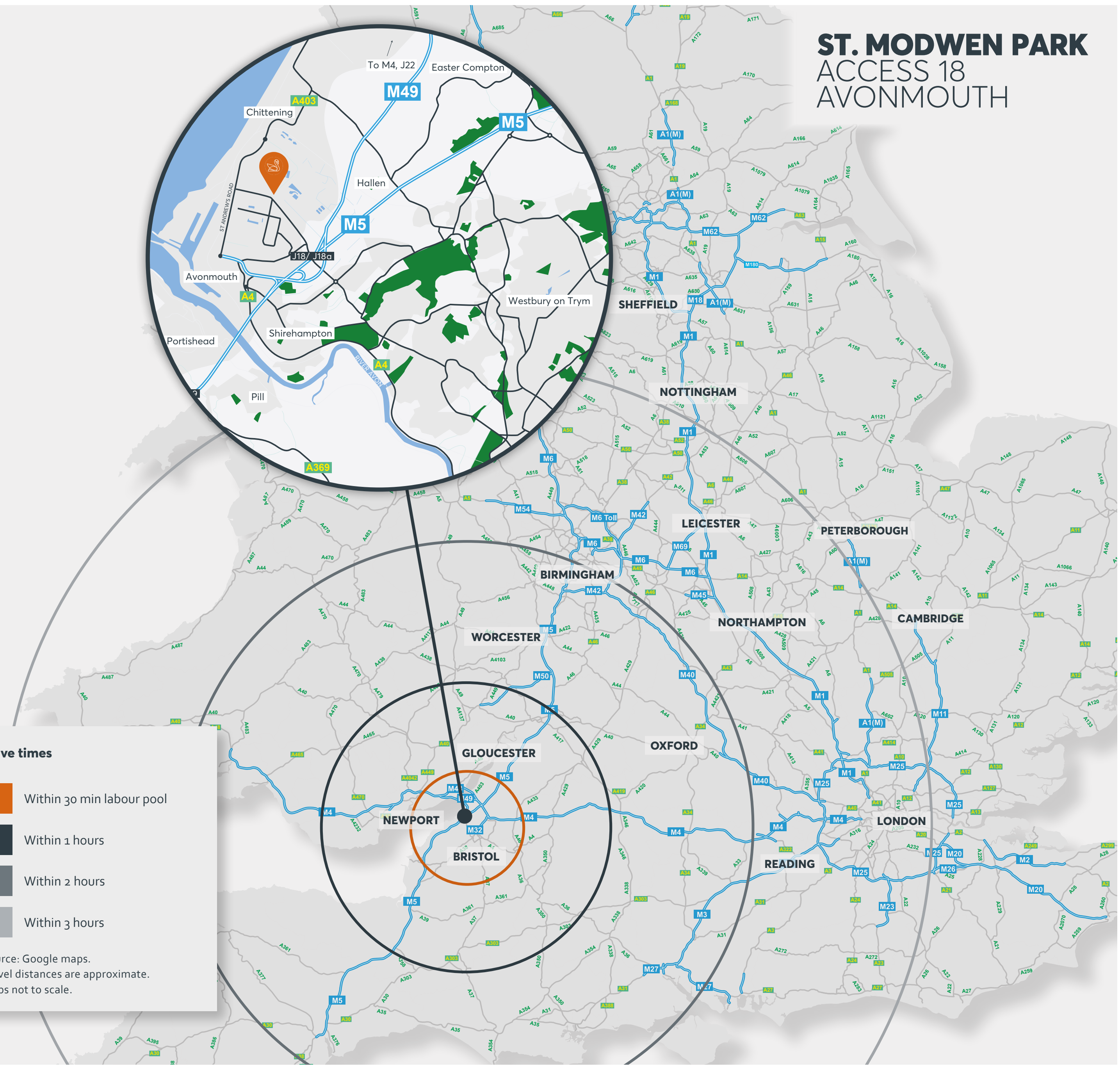
14 MILES

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 26	
WAREHOUSE INC. GF CORE	198,967 SQ FT (18,484.63 SQ M)
FF OFFICES INC. FF CORE	5,036 SQ FT (467.85 SQ M)
SF OFFICES INC. SF CORE	5,036 SQ FT (467.85 SQ M)
GF TRANSPORT OFFICE	1,021 SQ FT (94.76 SQ M)
GATEHOUSE	256 SQ FT (23.81 SQ M)
PLANT DECK INC. SECONDARY STAIR	5,047 SQ FT (468.88 SQ M)
TOTAL	215,362 SQ FT (20,007.78 SQ M)
YARD DEPTH	55 M
CLEAR INTERNAL HEIGHT	15 M
LEVEL ACCESS DOORS	4
DOCK DOORS	20
FLOOR LOADING	50kN SQ/M
CAR PARKING	192
EV PARKING	38
TRAILER PARKING	37
POWER	1.15 MVA

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



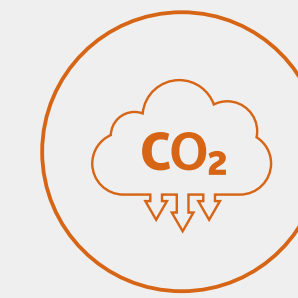
Target BREEAM
Excellent



50 kN sq/m
floor loading



15% roof
lights



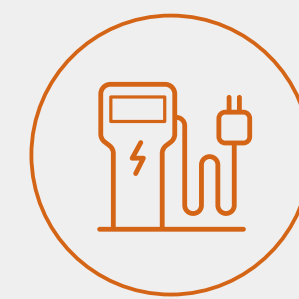
Operationally
net zero carbon
to offices



Swan standard
specification



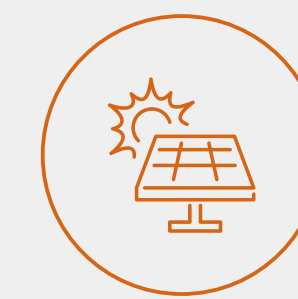
EPC
A+ rated



EV car
charging



Up to 15m clear
internal height




2,300 sq m
of PV panels

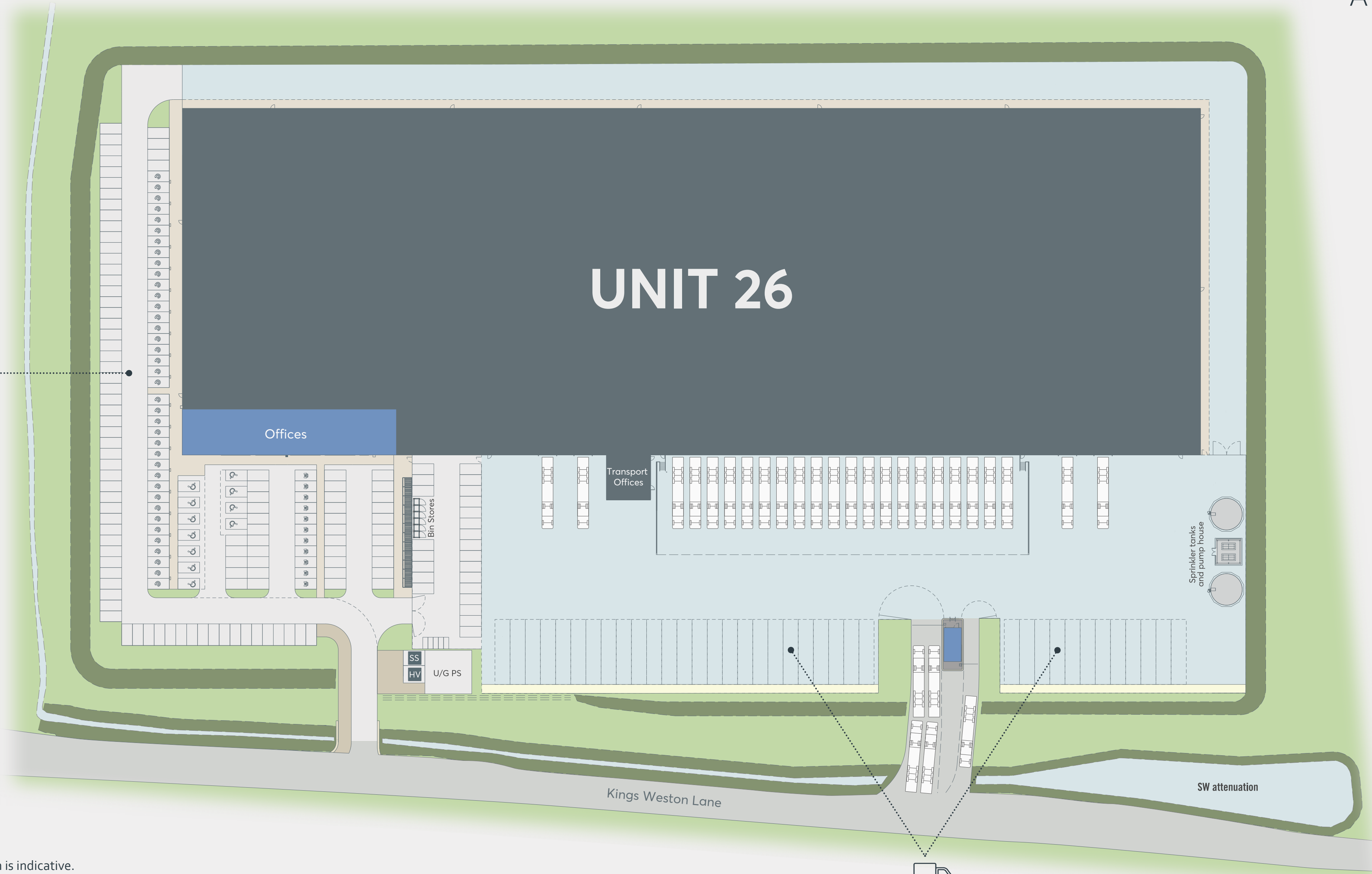


1.15 MVA of
power supply



UNIT 26

 Dedicated car parking to each unit



Site plan is indicative.





Hannah Bryan-Williams
Development & Leasing Manager

“

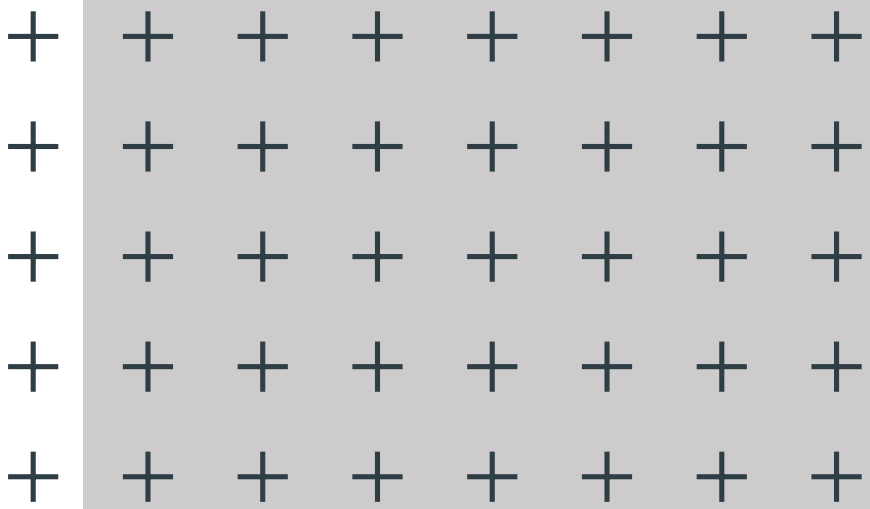
We know that people and the planet are important to you - they're important to us too.

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
hannah.bryan-williams@stmodwen.co.uk





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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CARYS ALLEN

Senior Development Manager

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High performance space where you need it.

ST. MODWEN PARK ACCESS 18 AVONMOUTH



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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 04143-16.