

# ST. MODWEN PARK

ACCESS 18  
AVONMOUTH

BS11 8AZ



Targeted for  
BREEAM Excellent



Additional build  
to suit space  
available



Located near  
M5, J18/18a

THREE HIGH QUALITY WAREHOUSES AVAILABLE Q2 2023

**UNIT 23:** 43,670 SQ FT (4,057 SQ M)

**UNIT 24:** 50,177 SQ FT (4,661 SQ M)

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



# Changing spaces in Avonmouth

Access 18 provides flexible warehousing opportunities to the logistics sector. St. Modwen Logistics has selected Access 18 Avonmouth as a key strategic site for logistics and industrial occupiers, where over 1,000,000 sq ft is already complete.

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. 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

Units 23-25 are under construction and due for completion in Q2 2023. The previous phase of development was completed in Q4 2021 and is let to EBB and DB Schenker. The remainder of the site has outline planning consent for further development, available on a build to suit basis. These opportunities provide up to circa 350,000 sq ft in a single unit, or via a combination of smaller unit sizings to suit individual occupier needs.

## Why choose Avonmouth?



Build to Suit opportunities available



Residential areas of Avonmouth, Shirehampton and Lawrence Weston within 1.3 miles



Excellent connectivity to M5, J18/18a



Health and wellbeing offering at the core of the park's design



Avonmouth Docks are located 1.5 miles away



Ideally located for national distribution



24 hour access 365 days of the year



Targeted for BREEAM Excellent



ST. MODWEN REGIONAL OFFICE

RICHARD AUSTIN ALLOYS

DB SCHENKER

EVRI

WAYFAIR

UNIT MOVEMENTS

KENT FOODS

MOVIANTO

NISBETS

EBB

ROBBINS & DAY

DEVELOPMENT AREA UNITS 23-25

OCADO

GB LINERS

M5

ST. MODWEN PARK  
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## TRAVEL DISTANCES

### CITIES

Bristol Centre	7 miles
Cardiff	38 miles
Birmingham	97 miles
London	124 miles

### PORT/RAIL FREIGHT TERMINALS

Avonmouth Docks	2 miles
Portbury Docks	5 miles

### AIRPORTS

Bristol	14 miles
London Heathrow	112 miles
London Gatwick	149 miles

### MOTORWAYS

M5, Junction 18/18a	2 miles
M4, Junction 22	6 miles

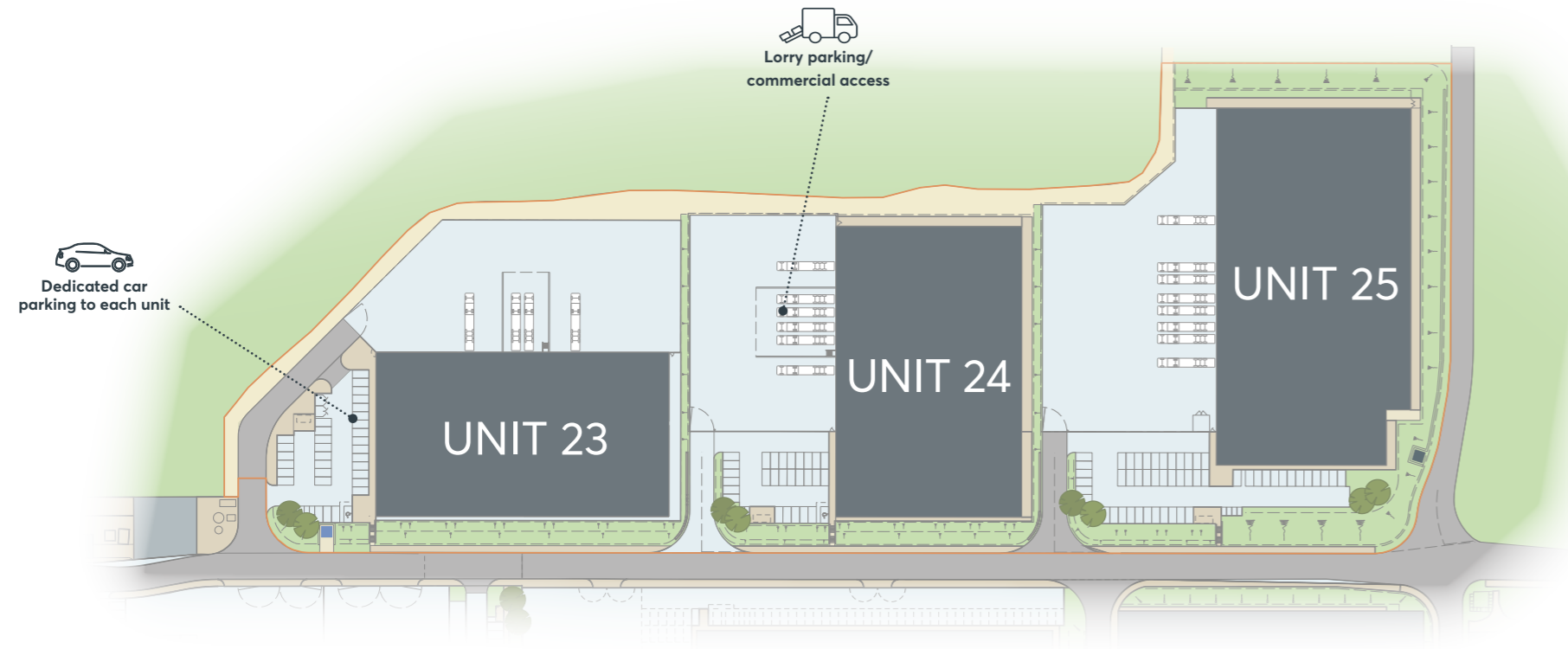


**Drive times**

- 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.





## Schedule of accommodation

**ST MODWEN PARK**  
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50 kN sq m  
floor loading



Up to 190 kVa  
power provision



24 hour access



EV car  
charging



**EPC A  
rating**

EPC  
A rated



15% roof lights



Open plan office  
accommodation



10m clear  
internal height

	UNIT 23	UNIT 24	UNIT 25
WAREHOUSE	40,615 SQ FT (3,773 SQ M)	45,513 SQ FT (4,228 SQ M)	57,724 SQ FT (5,363 SQ M)
OFFICE	3,055 SQ FT (284 SQ M)	4,664 SQ FT (284 SQ M)	5,760 SQ FT (535 SQ M)
YARD DEPTH	38 M	42 M	50 M
CLEAR INTERNAL HEIGHT	10 M	10 M	10 M
LEVEL ACCESS DOORS	2	2	2
DOCK DOORS	2	4	6
FLOOR LOADING	50 kN sq m	50 kN sq m	50 kN sq m
CAR PARKING	40	48	53
EV PARKING	4	6	10
POWER PROVISION	138 kVa	190 kVa	190 kVa
<b>TOTAL</b>	<b>43,670 SQ FT (4,057 SQ M)</b>	<b>50,177 SQ FT (4,661 SQ M)</b>	<b>63,484 SQ FT (5,898 SQ M)</b>

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





# 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



**SUSTAINABILITY AT THE CORE**



**HIGH SPECIFICATION OFFICE AND RECEPTION SPACES**



Our Building Code



Our Park Code



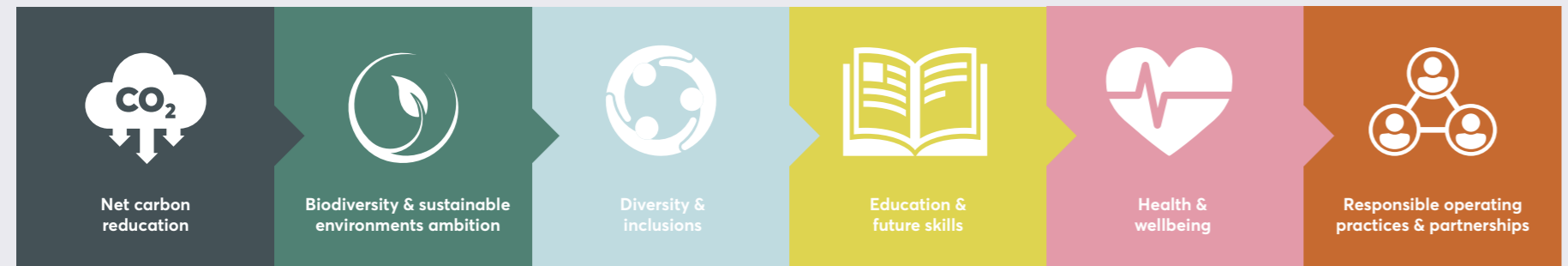


# Our responsible business ambitions

Helping customers achieve their strategic objectives is at the heart of our business and we understand how vital environmental, social and corporate responsibility is to our customers.

In practice, through our Swan Standard, this means we're committed to meeting or exceeding our own responsible business ambitions and aligning sustainability goals to one core purpose of changing places and creating better futures.

THE SWAN STANDARD IS A CRUCIAL COMPONENT IN HELPING US TO ACHIEVE OUR RESPONSIBLE BUSINESS AMBITIONS:



# About St. Modwen Logistics

St. Modwen Logistics designs, develops and manages high-quality urban and big-box warehouse space

Concentrated around major transportation networks, key logistics corridors and conurbations our parks serve the needs of customers to expand their businesses, employ local people and support economic growth. Our customers include global logistics and e-commerce organisations as well as significant national and regional enterprises of all sizes.

St. Modwen is committed to ESG, our Responsible Business approach includes a set of ambitious goals where we can make a sustained difference to society, our stakeholders and the environment. Our Parks showcase the St. Modwen

Swan Standard – a set of industry-leading sustainable development guidelines with a focus on responsible building practices, meeting our customers operational needs and the wellbeing of their employees.

Our team of dedicated experts ensure planning is approved to bring forward sites for both speculative and build-to-suit development; deliver quality buildings through diligent project delivery teams; and ensure customer needs are met by welcoming them and responding to their needs throughout the duration of occupancy at St. Modwen Parks.



**Part of St. Modwen Properties Ltd.**  
(Owned by Blackstone)



**Experts in the planning process**



**We own and manage all our spaces**



**Dedicated team of 85 skilled professionals**



**Across 432 units**



**Of warehouse space across 50 parks nationwide**



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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. February 2023. TBDW 00665-34.