

UNIT 11 ACCESS 18

AVONMOUTH, BS11 8AZ

SHORT LET / VALUE ADD / MID-BOX LOGISTICS OPPORTUNITY



INVESTMENT SUMMARY

- An opportunity to acquire a modern, cross docked, mid-box logistics unit with **vacant possession in January 2026, offering opportunity to capture significant reversion**
- Strategically situated in Avonmouth, a **prime distribution centre in the South West with unparalleled accessibility to the Avonmouth Docks, the Royal Portbury Dock and Junctions 18/18A of the M5 and M49**
- **Prime, cross-docked logistics unit providing 43,168 sq ft (GIA) of distribution accommodation**
- **High spec logistics unit, built in 2016** with excellent loading capabilities and extensive yard
- Unit is let to Evri Limited **until January 2026. Tenant has activated their break clause** and are relocating to a larger premises in Avonmouth
- Let off a **low passing rent of £358,000 per annum (£8.29 per sq ft)**, with ERV's for **prime logistics units** in excess of **£11.50 per sq ft**
- The **site extends to 3.28 acres** with a **very low site coverage of c.30%**
- Opportunity to rentalise excess yard to **maximise reversionary potential**
- 250-year Long Leasehold interest, with 239.3 years unexpired term, at a peppercorn if demanded
- **EPC rating of B(38) and BREEM "Very Good"**

PROPOSAL

We have been instructed to seek unconditional offers for the Long Leasehold interest, subject to contract and exclusive of VAT.

"OPPORTUNITY TO ACQUIRE A SHORT-LET, MODERN LOGISTICS UNIT, PROMINENTLY POSITIONED ON ONE OF AVONMOUTH'S PRIME INDUSTRIAL PARKS, WITH EXCELLENT RE-LETTING PROSPECTS"



AVONMOUTH - A PRIME INDUSTRIAL AND LOGISTICS CENTRE WITHIN THE UK

Strategically positioned in close proximity to Avonmouth and Royal Portbury Docks with direct access to the national motorway network via the M5/M49, Avonmouth offers occupiers unparalleled accessibility to the South West, Wales, Midlands and London. 85% of the UK's population is within a 4.5 hour HGV drive time.

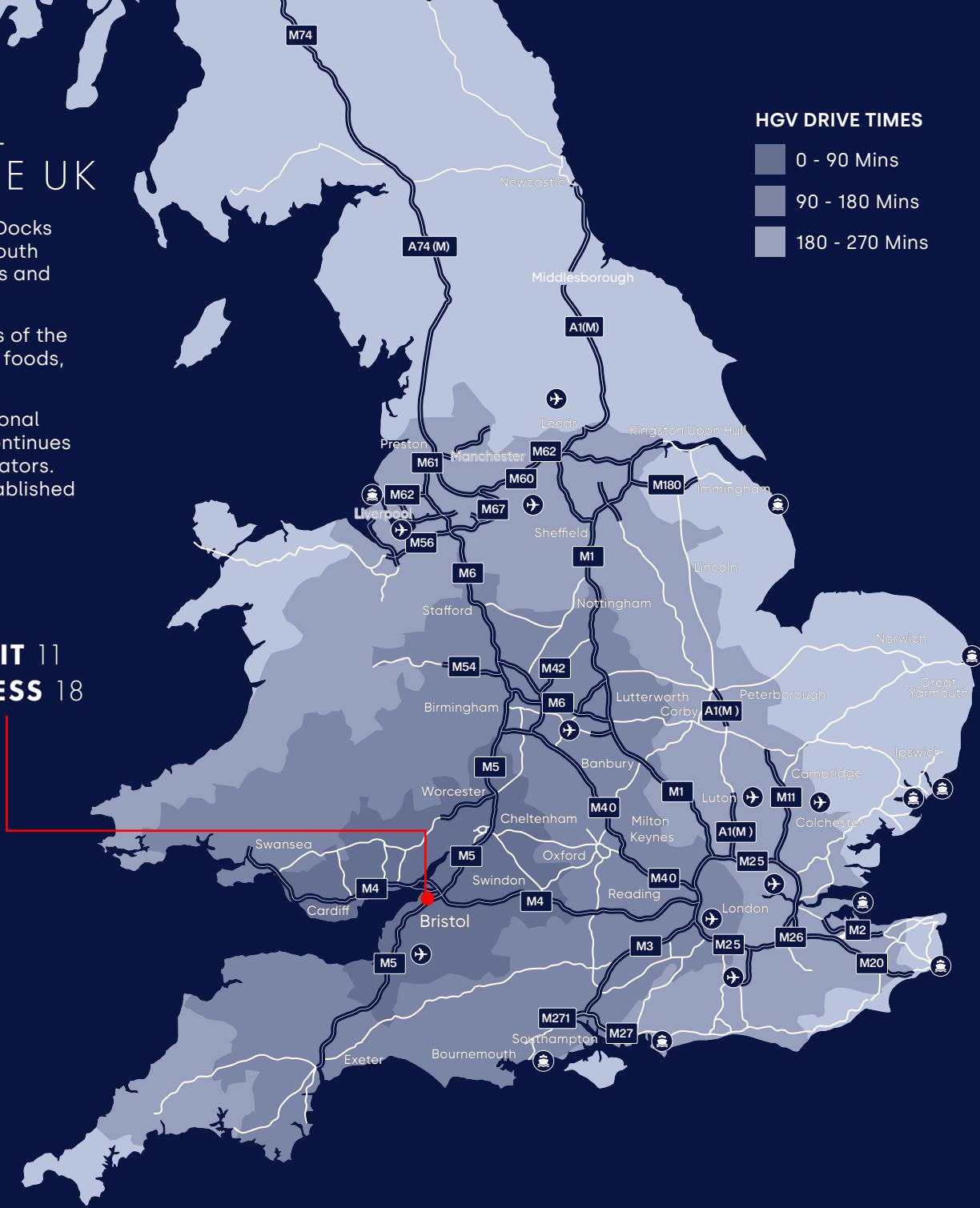
Avonmouth Docks and the Royal Portbury Dock are situated on opposite sides of the mouth of the River Avon. The docks are one of the UK's major ports for chilled foods, refined petroleum, and motor vehicles.

The combination of Avonmouth's access to the Ports, connectivity to the national motorway network, and comparatively affordable, skilled, local workforce continues to attract a vast array of international and national distribution and 3PL operators. As demonstrated by the 1.6 million sq ft that has transacted in H1 2025 to established occupiers GXO, Marks & Spencer and Waitrose.

HGV DRIVE TIMES

- 0 - 90 Mins
- 90 - 180 Mins
- 180 - 270 Mins

UNIT 11 ACCESS 18



Bristol

7.5 Miles / 20 Mins

Newport

25 Miles / 30 Mins

Cardiff

35 Miles / 40 Mins

Birmingham

97 Miles / 1 Hr 30 Mins

London

125 Miles / 2 Hrs 10 Mins



Port of Bristol / Avonmouth Docks

1.3 Miles / 5 Mins

Bristol Royal Portbury

7 Miles / 18 Mins



St Andrews Rd

1.3 Miles / 5 Mins

Avonmouth

1.7 Miles / 7 Mins

Bristol Temple Meads

8 Miles / 20 Mins

Bristol Parkway

9 Miles / 20 Mins



Bristol

14 Miles / 22 Mins



ACCESS 18 – AVONMOUTH’S PRIME DISTRIBUTION PARK

The Property is prominently situated on Access 18, a development by St Modwen comprising over 1 million sq ft of prime distribution stock.

The estate is strategically positioned 1.3 miles from Avonmouth Docks and less than a mile from the M5/M49 interchange.

The Property is accessed off Boundary Road via either Kings Weston lane or Avonmouth Lane, which provide direct access to the M5/M49. The M4 and M48 are also easily accessible providing unrivalled connectivity to the South West, Wales, Midlands and the South East.

The estate has and continues to attract established and reputable occupiers including Asda, Ocado, Sainsburys, Vodafone, Plant Ex, Wayfair, Nisbets, and L'Occitane.





NISBETS

wayfair

STELLANTIS

DB SCHENKER

EBB

M4

M49

M5

J18A

J18

Avonmouth Way

Boundary Road



DESCRIPTION

Built in 2016, the Property comprises a modern, cross docked, logistics unit totalling 43,168 sq ft. It benefits from excellent loading capabilities and significant yard area.

The unit benefits from the following specification:



Modern
Build 2016



Steel Portal
Frame Construction



Min Clear Eaves c.8.0m
Max Eaves c.11.8m



18 Dock Level
Doors (Cross Docked)



4 Level
Access Doors



Yard Depth
of c.40m



35 kN/sq m
Floor Loading



EPC
B (38)



BREEAM
'Very Good'



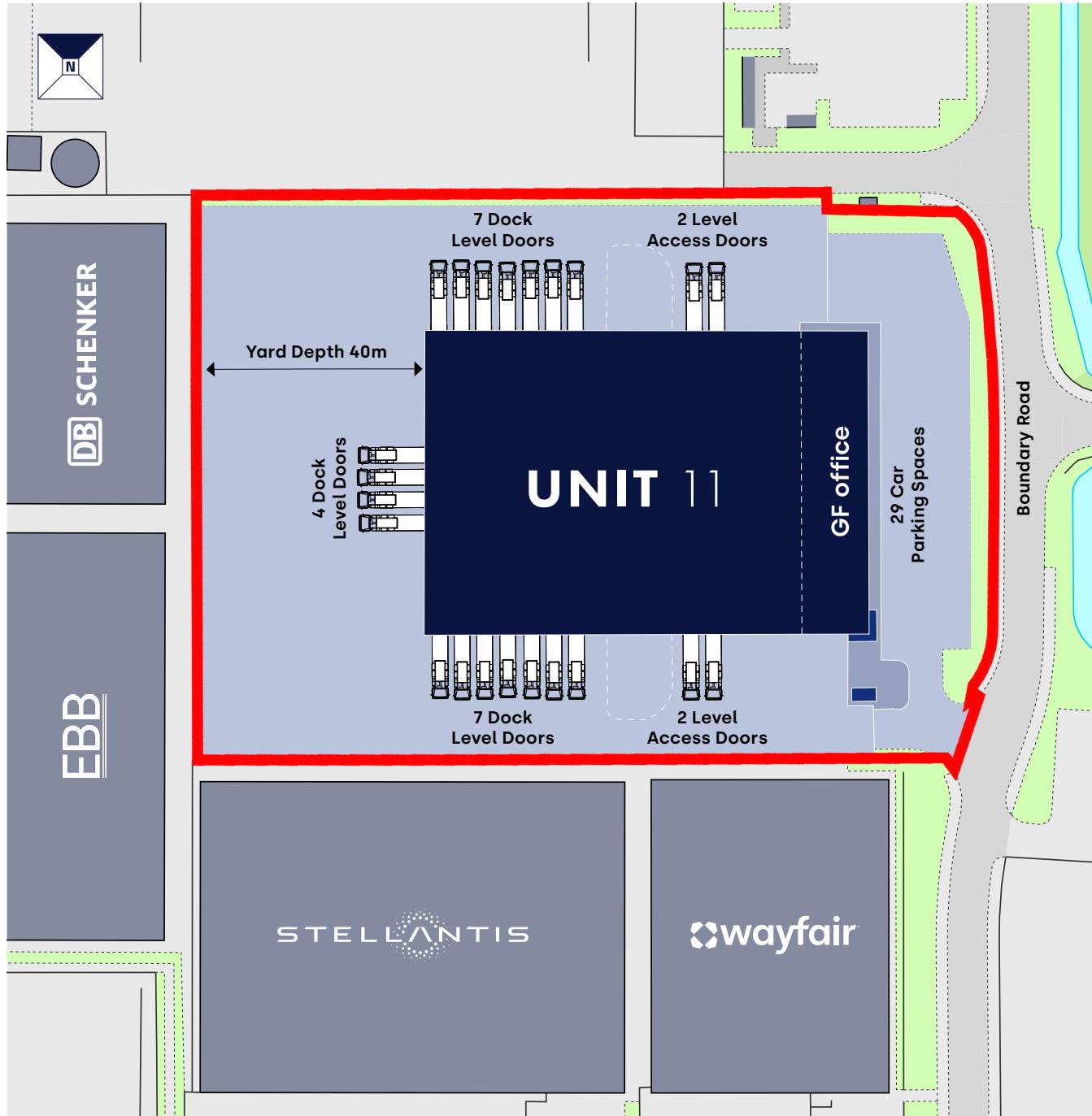
3.28
Acres



Very Low
Site Cover - c.30%



4,153 sq ft of Ground
Floor Offices



TENURE

The Property is held long leasehold on a 250-year lease from St Modwen Logistics Proco Ltd at a peppercorn (if demanded), until 05/02/2265 (c.239.3 years unexpired).

PLANNING

The Property benefits from planning consent for use Classes B1(c), B2 and/or B8 of the Town and Country Planning Order 1987 with associated offices.

SITE

The site totals approximately 3.28 acres (1.32 hectares), reflecting a very low site cover of approximately 30%.

The Property comprises the following gross internal areas (GIA):

Access 18	Area (sq m)	Area (sq ft)
Warehouse	3,624.6	39,015
Ground Floor Office	385.8	4,153
Total	4,010.4	43,168



OUTGOING TENANCY

- The Property is currently let on an FRI lease to Evri Limited expiring on 31 January 2026.
- The Property generates an annual income of £358,000 per annum, reflecting a low average passing rent of £8.29 psf.
- The tenant has activated their break option and will vacate by 31 January 2026. They are relocating to a 113,572 sq ft unit on Trebor's Central Approach scheme in Avonmouth.

THE INCOMING OPPORTUNITY

A rare opportunity to take vacant possession of a modern, highly specified building, with excellent loading and significant excess yard which can be capitalised when re-let.



Vacant Possession in January 2026 and opportunity to negotiate dilapidations settlement



A dearth of supply of available Grade-A stock of similar size and comparable specification, putting upward pressure on rental tones



Modern logistics unit in excellent condition and fit for immediate occupation



High-Specification – Excellent eaves height, loading capabilities and extensive yard areas



Low Site Cover – Opportunity to capitalise excess yard



WHY AVONMOUTH?

Avonmouth is one of the best connected and readily accessible supply chain locations for logistics operators in the UK with 85% of the UK within a 4 1/2 hour HGV drive time.

Occupier demand is fuelled by large distribution users and 3PLs driven by retail, e-commerce, and manufacturing. International and national operators continue to vote with their feet, take-up levels across the South West region in H1 2025 were 138% higher than total take up figures for the whole of 2024.

The growth in Avonmouth's supply has been largely concentrated around three key developments – Panattoni Park Avonmouth, Mountpark Bristol and Axis Works. Substantial letting transactions totalling 1.6 million sq ft in the last 6 months across these developments has significantly rebalanced the supply-demand dynamics.

Resilient and sustained occupier demand, coupled with the significant drop in availability and limited Grade A supply means that Avonmouth's logistics market is well positioned to capitalise on continued rental growth.



Unparalleled Connectivity

Excellent accessibility to multiple national motorways including M5, M48, M49 and M4.



Strong Supply of Local Labour

c.500,000 people (aged 16-64) within a 30-minute drive time



Affordable Labour

South West labour rates are 4% lower than national average

"AVONMOUTH IS THE UK'S MOST CENTRALLY LOCATED DEEP SEA PORT CONTRIBUTING MORE THAN £1BN TO UK GDP"



OCCUPATIONAL ACTIVITY



2.98m sq ft H1 2025
SW Take-up Total (239%
increase on H1 2024)



5.6% Rental Growth
Y-on-Y in 2024



c.65% 3 largest deals in
Avonmouth account for
significant proportion of H1
2025 activity



21.7% Rental Growth over
the last 3 years



6.5% Falling vacancy rate
(407 bps lower than this
time last year)

Date	Address	Tenant	Size (GIA sq ft)	Rent (£ per sq ft)	Term Certain (years)
Jul-25	Unit 24, Access 18, Avonmouth	Vodafone	63,892	£10.25	10
Mar-24	203C Burcott Road, Avonmouth	One Stop Hire	22,360	£10.00	10
Dec-24	Unit 28, Access 18, Avonmouth	Sainsbury's	68,385	£13.59*	15
Mar-24	Unit 1, Patchway TE, Bristol	FPS Distribution	28,521	£13.50	10
Feb-24	Unit 23, Access 18, Avonmouth	Plant Ex	43,925	£10.00	15
Dec-23	Unit 24, Access 18, Avonmouth	L'Occitane	50,177	£10.00	10
Sep-23	Unit 5, More+, Avonmouth	PSV Glass	20,911	£10.75	10

*Rent split between unit (£11.40 psf) and excess land (£75K per acre)



FURTHER INFORMATION

Data Room

Further information to support the sale can be found on a secure data room. Access available upon request.

VAT

The property is elected for VAT. It is anticipated that the sale will be structured as a Transfer of a Going Concern.

Anti-Money Laundering

The Purchaser will be required to provide standard KYC information as required in order to comply with both ours and our client's Anti-Money Laundering policy.

PROPOSAL

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"THE PROPERTY IS CROSS DOCKED WITH AN EXCEPTIONALLY LOW SITE COVER AND EXCESS YARD TO BE RENTALISED"





CONTACT

Should you require any additional information, or should you wish to arrange an inspection, please do not hesitate to contact:



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