

TO BE REFURBISHED

UNIT D

CABOT PARK

POPLAR WAY E | AVONMOUTH | BS11 0DD

TO LET

DETACHED MODERN WAREHOUSE
50,305 SQ FT (4,673.50 SQ M)



IDEAL FOR: INDUSTRIAL MANUFACTURING DISTRIBUTION

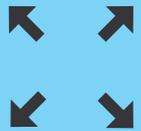
KEY FEATURES

UNIT D

CABOT PARK



DETACHED
WAREHOUSE



SELF-CONTAINED
SITE



SECURE 48M
LOADING
YARD



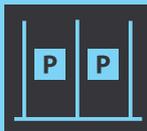
2 DOCK
LEVEL LOADING
DOORS



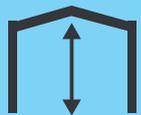
2 LEVEL
LOADING
DOORS



2 STOREY
OFFICES AND
ANCILLARY



AMPLE
PARKING



UP TO 12M
EAVES HEIGHT



TO BE
REFURBISHED

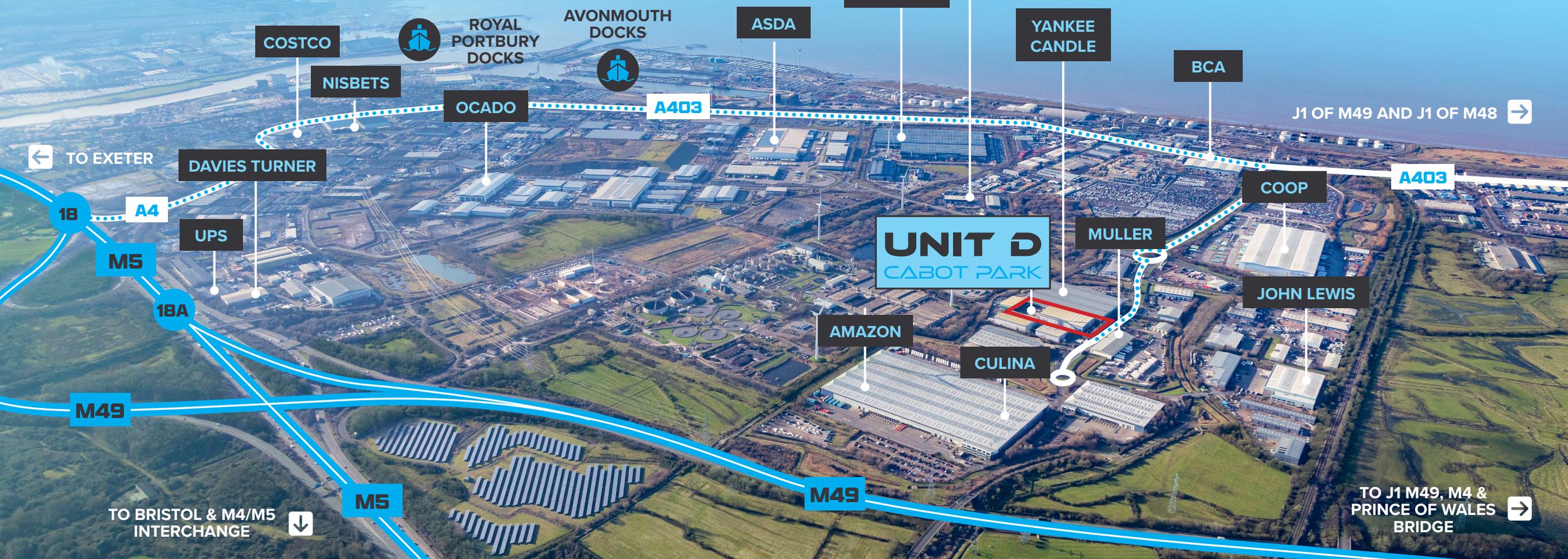
UNIT D CABOT PARK



SAT NAV: BS11 0DD

/// LINK.APPROVE.PRESENTED

Unit D Cabot Park is located within the established distribution setting of Cabot Park, Avonmouth. The premier location for B8 in the South West, being strategically positioned between London and the M4 corridor, South Wales, Birmingham and South West.



COSTCO



ROYAL PORTBURY DOCKS

AVONMOUTH DOCKS



NISBETS

OCADO

A403

ASDA

SUPERDRUG

ACCOLADE WINES

YANKEE CANDLE

BCA

J1 OF M49 AND J1 OF M48

TO EXETER

DAVIES TURNER

UPS

UNIT D
CABOT PARK

MULLER

COOP

A403

18

A4

M5

18A

M49

AMAZON

CULINA

JOHN LEWIS

TO BRISTOL & M4/M5 INTERCHANGE

M5

M49

TO J1 M49, M4 & PRINCE OF WALES BRIDGE

DESCRIPTION

UNIT D CABOT PARK

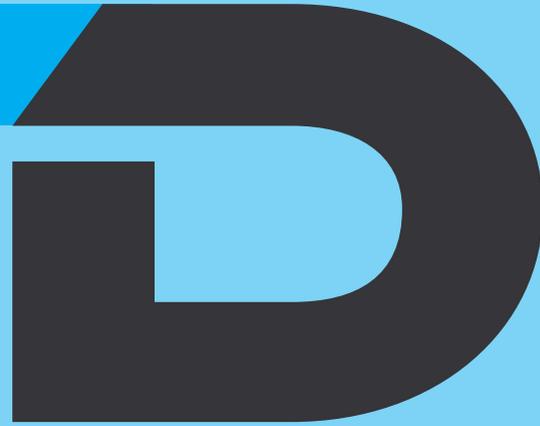
The property consists of a detached modern warehouse built in the early 2000s. The property is to undergo a full refurbishment.



SPECIFICATION

UNIT D

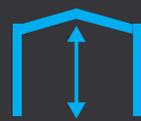
CABOT PARK



DETACHED MODERN WAREHOUSE



FULL REFURBISHMENT TO BE UNDERTAKEN



10-12M EAVES HEIGHT



51 CAR PARKING SPACES



50KN/M2 FLOOR LOADING



FITTED FIRST & SECOND FLOOR OFFICES



SECURE CONCRETE YARD

ACCOMMODATION

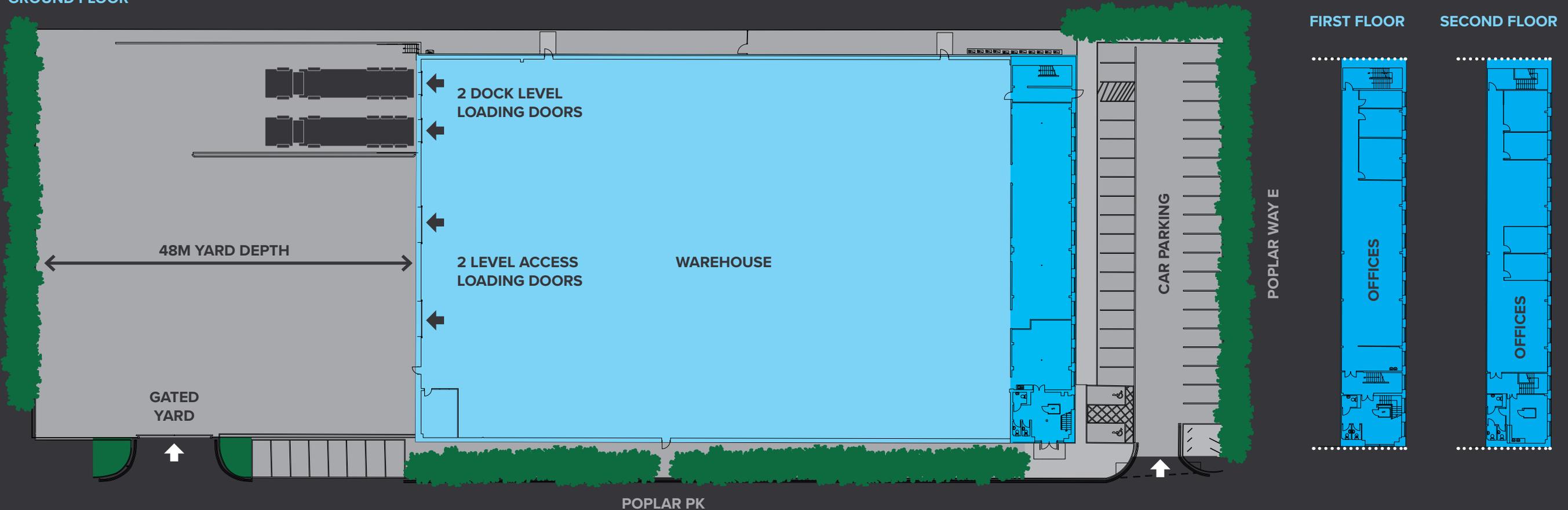
UNIT D
CABOT PARK



Unit D	Sq Ft	Sq M
Warehouse	41,505	3,855.94
Reception / Lobby	920	85.48
First Floor Office	3,940	366.04
Second Floor Office	3,940	366.04
TOTAL	50,305	4,673.50

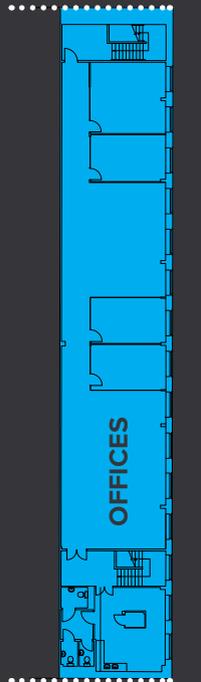
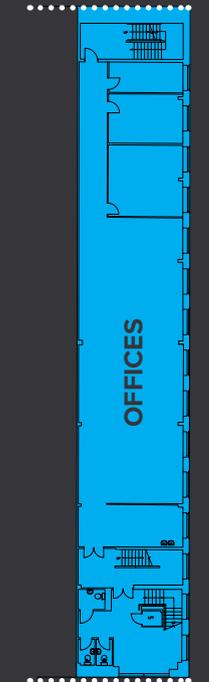
Measured on a GIA basis in accordance with the Code of Measuring Practice 6th edition.

GROUND FLOOR



FIRST FLOOR

SECOND FLOOR



UNIT D

CABOT PARK

CONTACTS

For further information, please contact the joint agents:

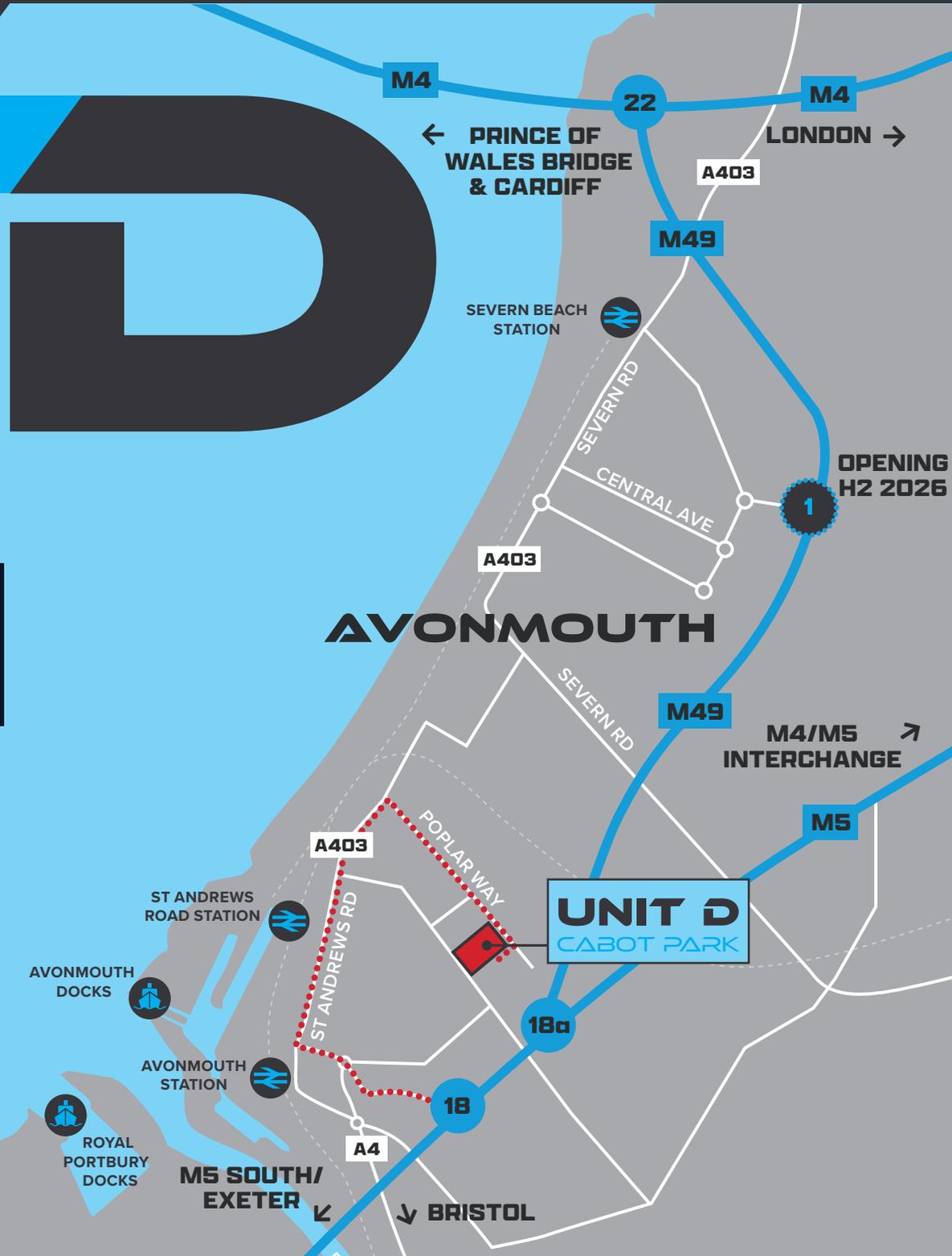


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Oliver.Bird@jll.com



SERVICES

We understand that mains services are provided to the property including water, drainage, gas, and 3 phase electricity.

ENERGY PERFORMANCE

New EPC to be available post refurbishment.

RATEABLE VALUE

The property is listed in the Valuation List 2023 as Warehouse and Premises, with the following Rateable Value £315,000. Please contact the marketing agents for further information.

ESTATE SERVICE CHARGE

An estate service charge will be payable, towards the management and maintenance of the common parts.

TENURE

The property is available on a new full repairing and insuring lease for a term to be agreed.

RENT

Upon application.

VAT

All figures are quoted exclusive of VAT which will be charged at the appropriate rate.

LEGAL COSTS

Each party is to bear their own legal, surveyors or other costs incurred in any transaction.

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.

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by JLL in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither JLL nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Subject to contract. DECEMBER 2025