

11 POPLAR WAY EAST • CABOT PARK
AVONMOUTH • BRISTOL BS11 0YH

 braved.coasters.averts

// **TO LET** | **UNDERGOING
REFURBISHMENT**



**DISTRIBUTION
WAREHOUSE**

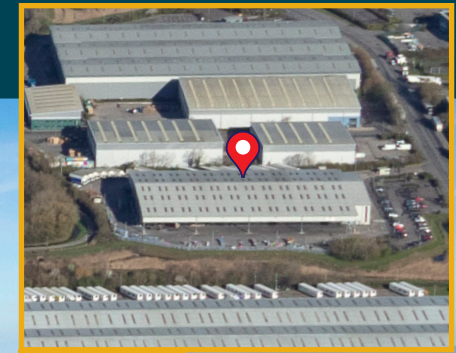
Post refurbishment CGI

78,805 SQ FT (7,321 SQ M) ON A 5.07 ACRE SITE

LOCATION

KEY HIGHLIGHTS

- Approximately 2 miles north of Junction 18 of the M5 motorway
- Situated on Cabot Park, a well established multimodal distribution location
- Modern cross docked distribution warehouse with 2 large yards
- 18 loading doors (4 dock/14 level)
- The property extends to 78,805 sq ft (7,321 sq m) on a 5.07 acre site
- Very low site cover of circa 35% with 360 degree circulation



11 POPLAR WAY



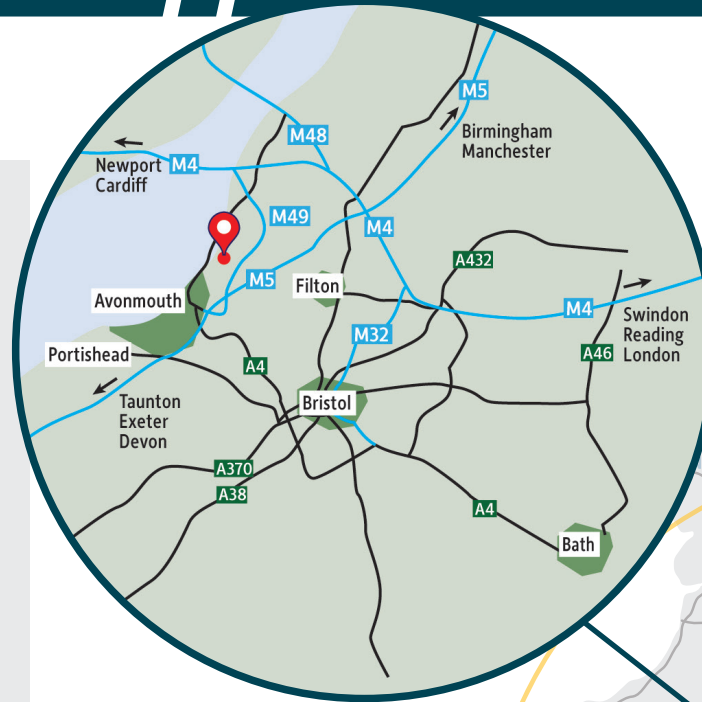
CONNECTIONS

The property forms part of Cabot Park, which is situated approximately 2 miles north of the M5 motorway (Junction 18/18a) and approximately 9.5 miles south west of the M4 motorway (Junction 22).

Cabot Park is recognised as a multi-modal Class E, B2 and B8 Distribution Park, extending to 370 acres (150 hectares).

The Park benefits from Cabot International Rail Freight Terminal which is fully operational at the nearby Avonmouth Docks.

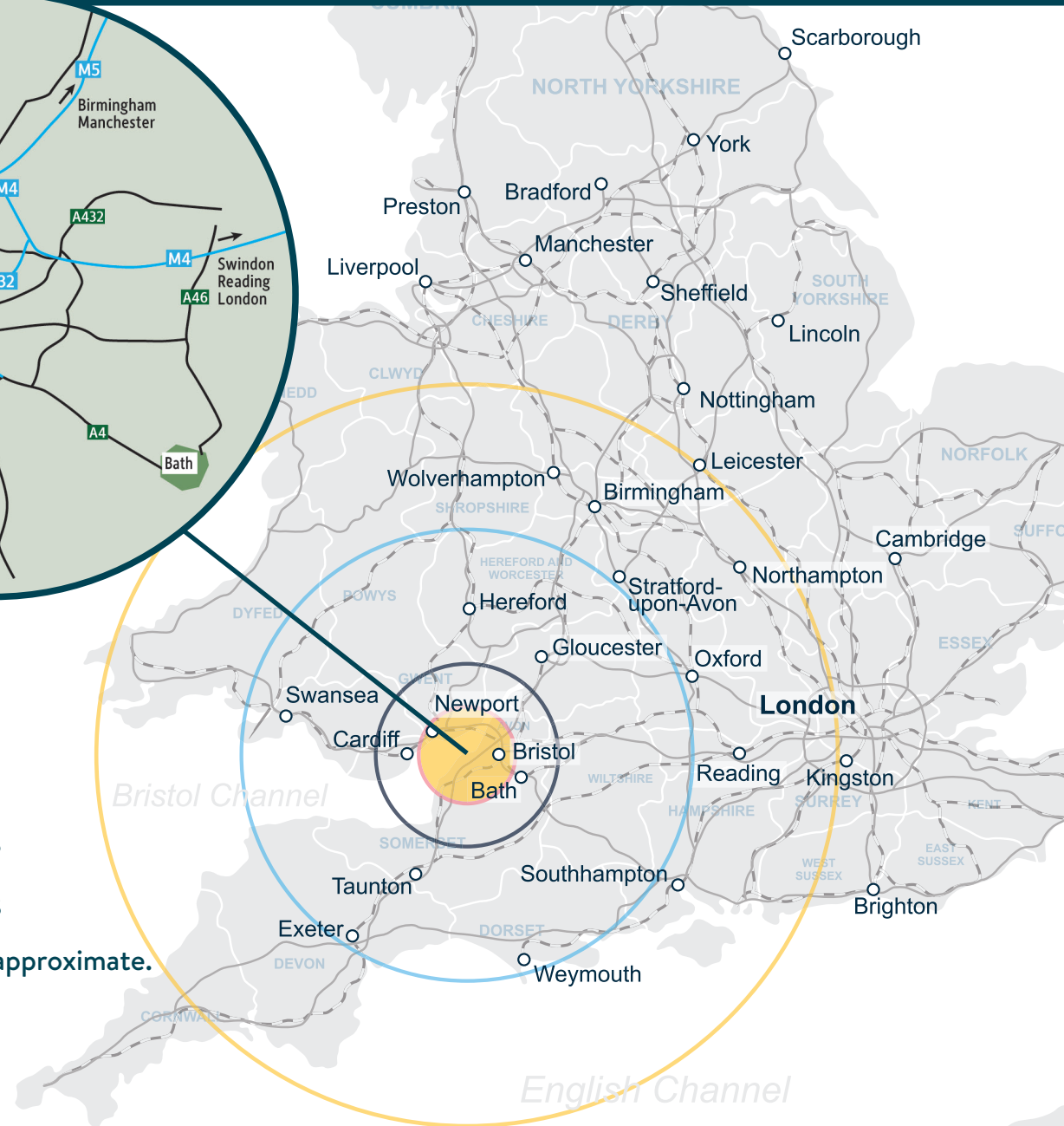
Major occupiers in close proximity include Culina Logistics, John Lewis, The Co-operative, Yankee Candle and Amazon.



Drive times

- Within 1 hr
- Within 2 hrs
- Within 3 hrs

Travel distances are approximate.
Maps not to scale.



DESCRIPTION

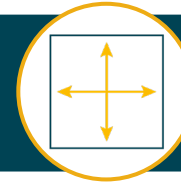
The property is constructed using steel portal frame with trussed roof. The elevations and roof are profiled sheet cladding and incorporate approximately 10% roof lights.

The property further benefits from 3 storey open plan office and ancillary accommodation.

Refurbishment Specification Highlights

- Full office refurbishment
- New floor finishes
- Full redecoration
- New suspended ceilings
- New LED lighting to offices and warehouse
- New HVAC system
- Replacement of roof lights outer sheets
- Roof treatment with guarantees
- Replacement roller shutter doors

Detailed specification on request.



Cross docked loading



4 dock level doors



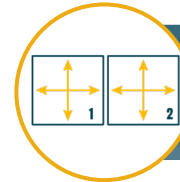
14 level access loading doors



12m eaves height



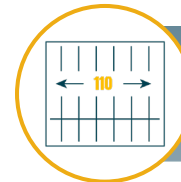
1MVA of power supply available



2 loading yards facilitating cross dock operations



Secure site with security gatehouse



Separate car park providing 110 car parking spaces

ACCOMMODATION



Post refurbishment CGI

The property provides the following areas:

Warehouse	67,307 sq ft	(6,253.00 sq m)
Ground floor Welfare and Ancillary areas	3,669 sq ft	(340.86 sq m)
First Floor Offices	3,669 sq ft	(340.86 sq m)
Second Floor Offices	3,669 sq ft	(340.86 sq m)
Plant Room	490 sq ft	(45.52 sq m)
Total (approximate GIA)	78,804 sq ft	7,321 sq m



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DEMISE PLAN

ACCOMMODATION



- 1 Security Hut
- 2 Car Parking
- 3 Level Loading Access Door
- 4 Yard
- 5 Dock Level Loading
- 6 Yard



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FURTHER INFORMATION

FOR FURTHER DETAILS OR TO ARRANGE
AN INSPECTION, PLEASE CONTACT THE
AGENTS.



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LEASE TERMS

The property is available by way of a new lease for a term of years to be agreed.

RENT

Upon application.

BUSINESS RATES

The rateable value will be reassessed following completion of refurbishment.

EPC/ENERGY PERFORMANCE CERTIFICATE

Available on Request.

LEGAL COSTS

Each party is to be responsible for their own legal and surveyor costs.

AML

An acquiring party will be required to provide relevant information to satisfy the AML requirements.

VAT

All rents quoted will be subject to VAT at the prevailing rate.

PLANNING

The property has planning consent for E (g) (iii), B2 and B8 - Light Industrial, general Industrial and Warehousing and Distribution uses - further details upon request.

Messrs Savills (UK) Ltd for themselves and for the vendors or lessors of this property whose agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer of contract.
2. All descriptions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as either statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. All dimensions are approximate.
3. No persons in the employment of Savills (UK) Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.
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