

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

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TO LET | TO BE REFURBISHED



**DISTRIBUTION
WAREHOUSE**

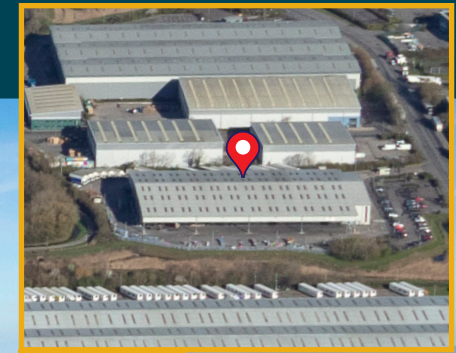
Post refurbishment CGI

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



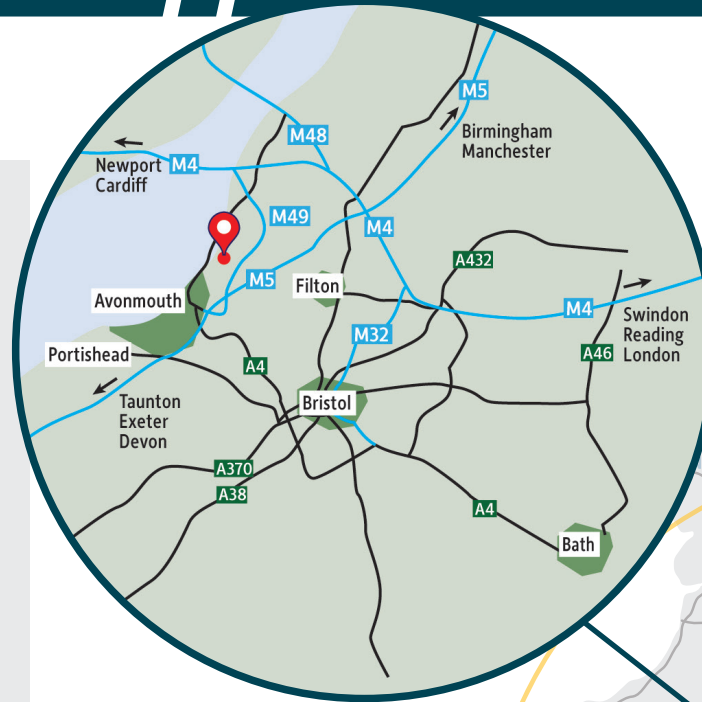
CONNECTIONS

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.

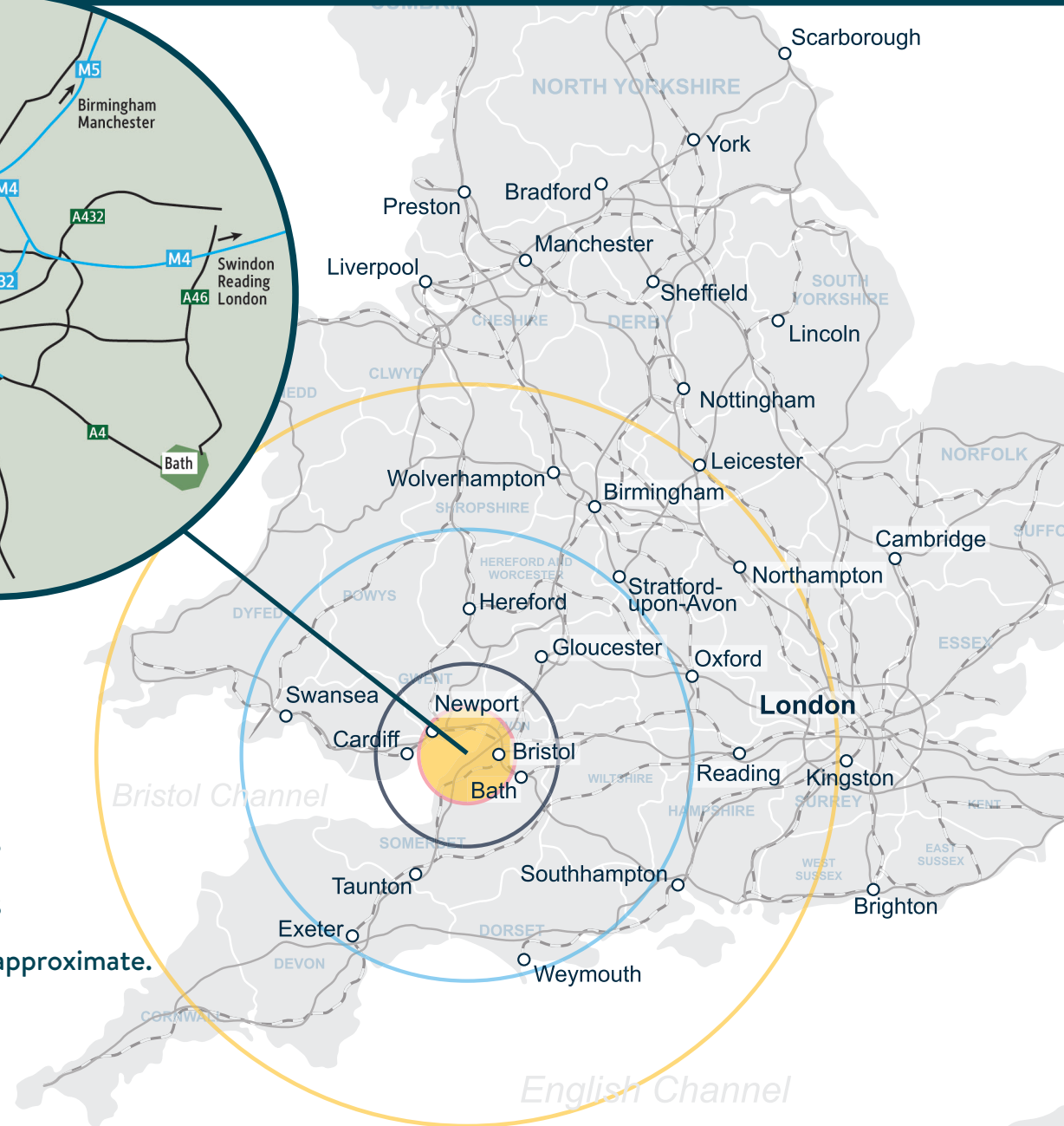
Major occupiers in close proximity include Culina Logistics, John Lewis, The Co-operative, Yankee Candle and Amazon.



Drive times

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

Travel distances are approximate.
Maps not to scale.



DESCRIPTION

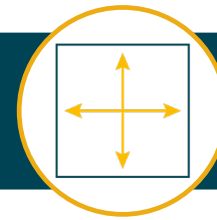
The property is constructed using steel portal frame with trussed roof. The elevations and roof are profiled sheet cladding and incorporate approximately 10% roof lights.

The property further benefits from 2 storey open plan office accommodation.

Refurbishment Specification

- 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
- Cut edge corrosion treatment with guarantee
- External cladding overhauled
- Roller shutter doors serviced
- Aluminium windows - overhauled

Detailed specification on request.



Cross docked loading



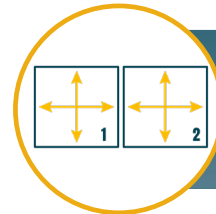
4 dock level doors



14 level access loading doors



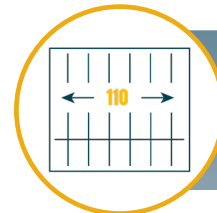
12m eaves height



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 Offices	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



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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 as at 1st April 2023 is £360,000.

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.

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