



ATLANTIC 18

AVONMOUTH · BRISTOL

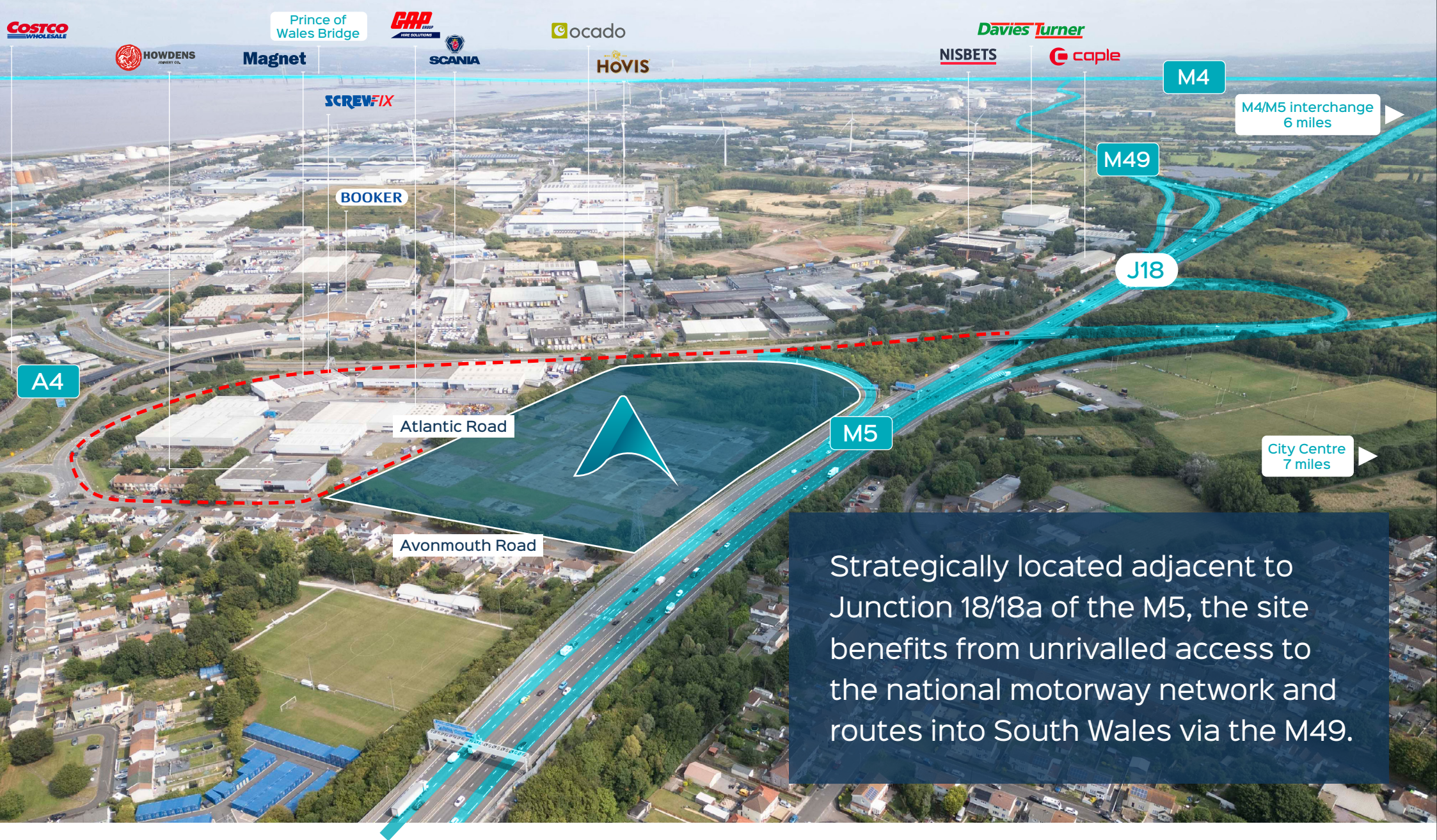
FOR SALE

Prime Strategic Employment Site

Junction 18 M5

Approx 17.02 acres (6.89 ha)

ATLANTIC ROAD · AVONMOUTH · BRISTOL · BS11 9QD



Strategically located adjacent to Junction 18/18a of the M5, the site benefits from unrivalled access to the national motorway network and routes into South Wales via the M49.



ATLANTIC 18

Drive Times

M25 Junction 15	110 miles	120 mins
Swindon	44 miles	45 mins
Birmingham	96 miles	90 mins

Cardiff	34 miles	50 mins
Exeter	74 miles	80 mins
Southampton	105 miles	100 mins



Location

Access from the A4 is via Avonmouth Road and Atlantic Road which also serves the adjoining Atlantic Trading Estate.

The M4/M5 interchange at Almondsbury is 6 miles to the north with Bristol city centre 7 miles to the south east via the A4 Portway.

Avonmouth docks are within 1 mile and Royal

Description

The plot comprises a secure level site accessed in three positions from Atlantic Road.

The site was previously developed with approx. 282,000 sq ft of production and office buildings which were demolished in 2011 back to slab level.

Portbury Docks 3 miles to the south west via Junction 19 of the M5.

The site is well served by public transport, including local bus services, with a bus stop immediately outside the site. The new Portway Park & Ride Railway Station and Avonmouth Station both lie on the Severn Beach line, linking Avonmouth with Bristol Temple Meads Station.

The undeveloped area at the northern end of the site was originally identified for an expansion of the property to provide a further 100,000 sqft.

The site has the benefit of a 2 MVA retained power supply.



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Public Transport



3 bus routes stop immediately outside



2 stations within 15 minutes walk



Adjacent to cycle path network

Planning

The site is allocated for employment use for activities within Classes E g) sections i, ii, iii, B2 General Industrial & B8 Storage / Distribution uses of the 2020 Use Classes Order.

Interested parties should refer to the Planning Report in the Data Room which has been approved by Bristol City Council Planning Department.

Proposals

The vendors comprising the Freeholders and current Long Leaseholders are seeking written offers to be addressed to both Alder King & Cushman & Wakefield by no later than 1pm on Wednesday 11th December 2024.

Conventional density employment development or uses with a high economic development return are likely to be favoured.

Offers should be for the whole site and are invited to assume the following scenarios;

- The grant of a new 250 year Long Leasehold interest subject to the following.
 - A base rental of £90,000 pa exc.
 - 5 yearly upward only rent reviews to the higher of the passing or 4% of the estimated rental value of the built space assuming a minimum 250,000 sq.ft.
 - A User Clause permitting Classes E g) sections i,ii,iii , B2 General Industrial & B8 Storage / Distribution uses of the 2020 Use Classes Order.
 - The specimen lease is within the Data Room
- And / or
- The Freehold interest

Overage

The sale will incorporate an overage provision in favour of the current Freeholder & Long Leaseholder allowing them (or their successors) to share in any future uplift in value and applying to uses outside Classes E g) sections i, ii, iii, B2 General Industrial & B8 Storage / Distribution of the 2020 Use Classes Order with further details available upon request. The overage will run with the site.

Further details together with confirmation of the basis upon which bids are to be submitted can be provided by the joint agents.

Data Room

Interested parties should speak to the joint agents for access to the Data Room where there is additional background technical information in respect of the site including:

- Site Plans
- Environmental Reports
- Flood Risk Assessment
- Constraints Plan
- Demolition Information
- Title information
- Planning report

The Data Room information is for information only and provided without warranty or reliance.

Viewing / Further Information

Please contact the agents.



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VAT

Under the Finance Acts 1989 & 1997 VAT will be charged at the prevailing rate in addition to the sale price agreed.

Anti Money Laundering

The successful purchaser will be required to provide relevant information to satisfy the AML/ KYC regulations prior to the instruction of solicitors. Proposals which do not provide the required information will not be considered.

Legal Costs

Each party will cover their own legal costs.

Important Notice. These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.
CW/AK Hollister HD2613 10/24