

Units 6A & 6B Pucklechurch Industrial Estate

BR INDUSTRIAL
TRUST

Semi-detached Warehouses to be Refurbished

5,430 – 10,866 sq ft – To Let
Available individually
or combined

Pucklechurch Industrial Estate,
Bristol, BS16 9QH

Undergoing
Refurbishment,
including
new roof





SEMI-DETACHED WAREHOUSE TO BE REFURBISHED

The property comprises two semi-detached industrial units offering warehouse and ancillary office accommodation. The two units can be combined to offer a total of c.10,866 sq ft of accommodation.

The units are to be comprehensively refurbished, including a new insulated steel roof incorporating roof lights, two new insulated sectional loading doors and full redecoration. Occupiers will benefit from a minimum eaves height of 8m, a concrete floor, and from a large forecourt & allocated parking. The unit also offers ancillary office accommodation.

SPECIFICATION



8m Eaves Height



On Site Security



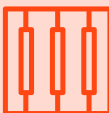
3 Phase Power



Allocated Parking Spaces



New LED Lighting



15% Roof Lights



2 New, Insulated, Loading Doors



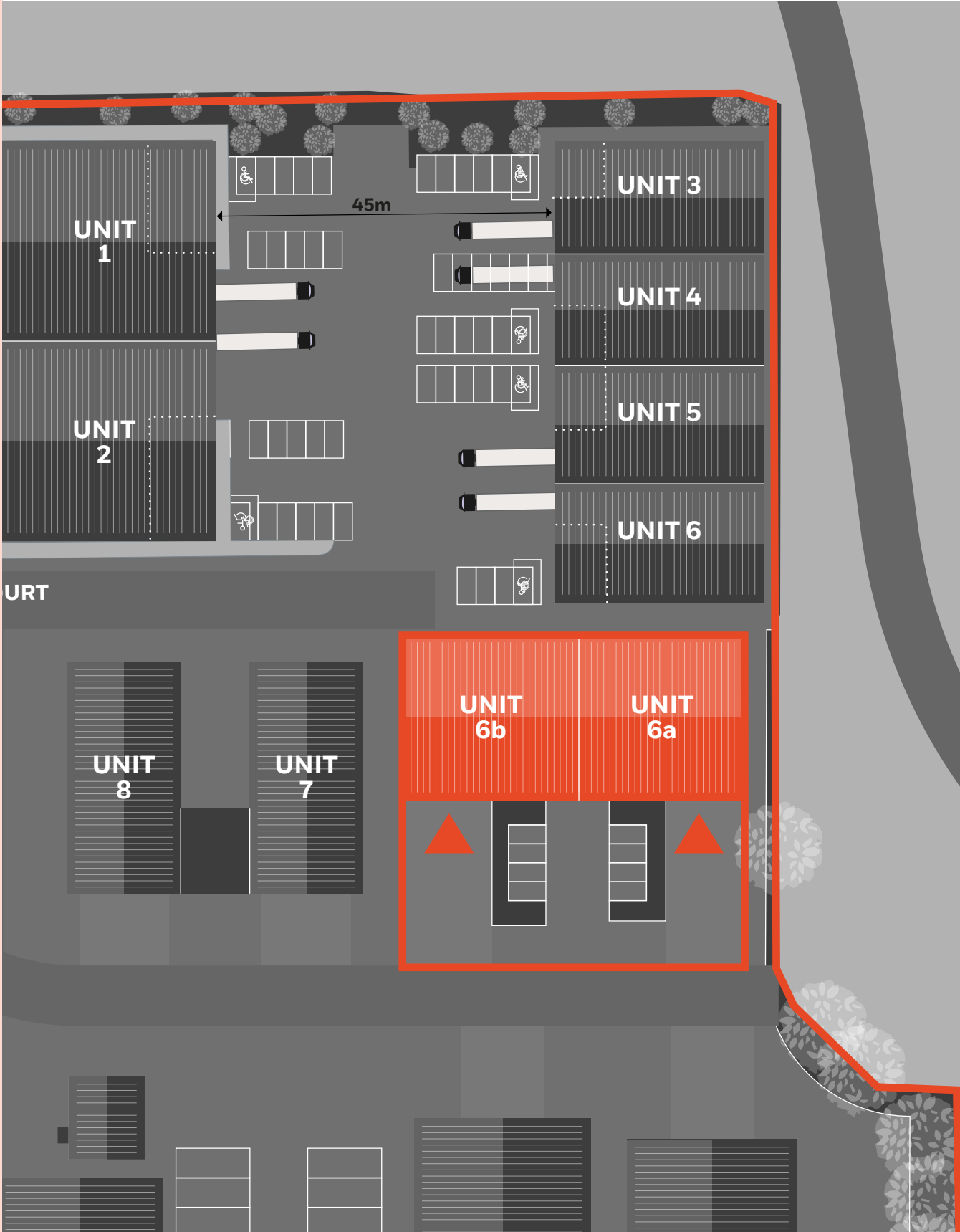
New Insulated Roof

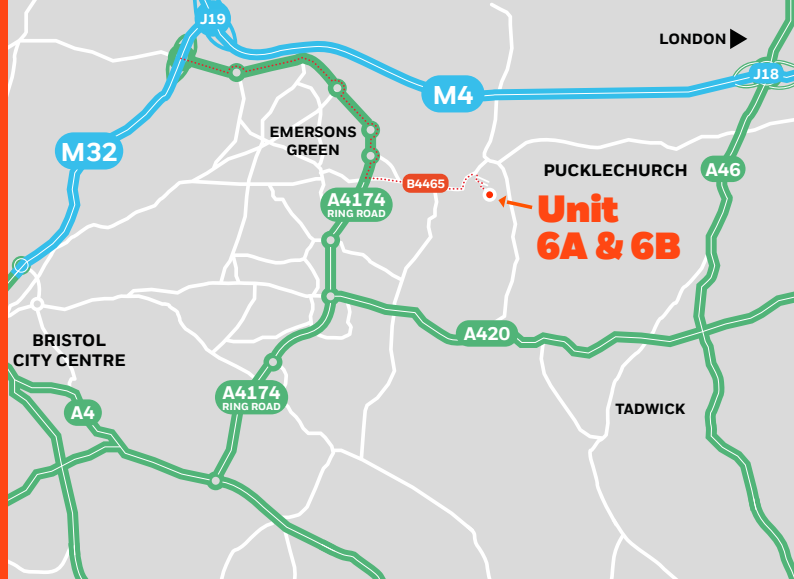
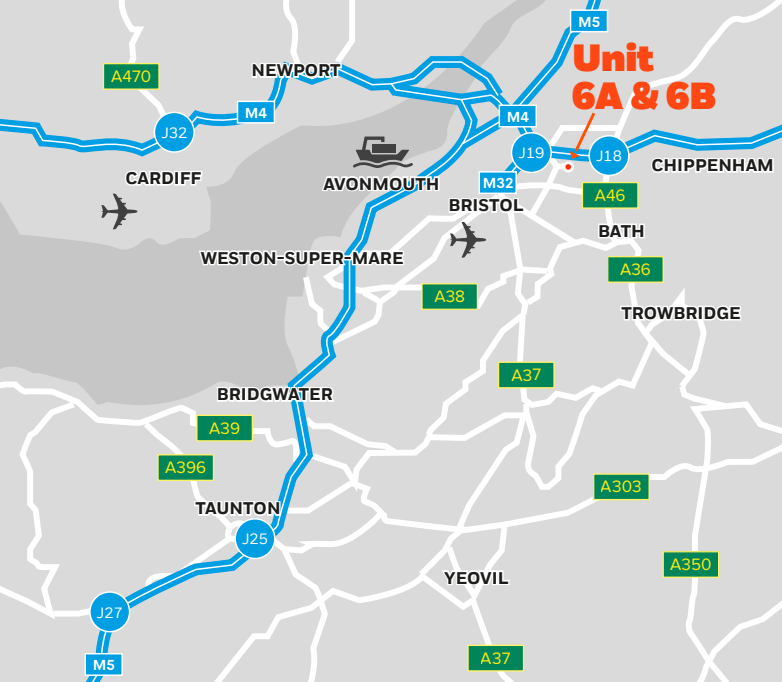
ACCOMMODATION

10,866 SQ FT (1,009 SQ M)

	SQ FT	SQ M
Unit 6A	5,436	505
Unit 6B	5,430	504
Total	10,866	1,009

All areas shown are calculated on a GIA basis





what3words: [///waters.sands.cloud](https://www.what3words.com/#!/w/3/3/3/waters.sands.cloud)
www.what3words.com

STRATEGICALLY LOCATED ON THE NORTH EASTERN FRINGE OF BRISTOL

LOCATION

Pucklechurch Industrial Estate is strategically located to the North East of Bristol, just 8 miles from the city centre. The property enjoys excellent motorway connectivity, situated 6 miles from J19 of the M4 and 10 miles from the M4/M5 interchange.

COMMUNICATION

Avon Ring Road	2 miles	Swindon	31 miles
M4 J18	5 miles	Gloucester	35 miles
M32	5 miles	Cardiff	44 miles
Bristol City Centre	11 miles	Southampton	75 miles
Avonmouth Docks	17 miles	Exeter	86 miles
Bristol City Airport	17 miles	Birmingham	90 miles
Royal Portbury Docks	18 miles	London	110 miles



PLANNING

E(g)iii, B2 and B8 use classes.

TERMS

The unit will be available by way of a new FRI lease on terms to be agreed.

EPC

To be reassessed following refurbishment.

RENT

Upon Application.

FURTHER INFORMATION

Further information is available from the joint agents.



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