

Unit 8 Pucklechurch Trading Estate, Pucklechurch, Bristol, BS16 9QH

6,133 sq ft (569.77 sq m) GIA

- Warehouse / Production Unit
- Two Electric Roller Shutter Doors
- To be Refurbished
- Secure Yard
- Excellent communication links



To Be Refurbished

The property comprises of ground floor warehouse space with two-storey ancillary office accommodation.

Location

Pucklechurch Trading Estate is strategically located on the North Eastern Fringe of Bristol, with excellent access to Bristol, Bath and the M4 at Junction 18 and Junction 19.

Accommodation

| Floor / Unit | Description | Sq ft | Sq m |
|--------------|-------------|--------------|---------------|
| Ground | Warehouse | 4,726 | 439.06 |
| Ground | Office | 967 | 89.84 |
| Ground | Ancillary | 220 | 20.44 |
| 1st | Office | 220 | 20.44 |
| Total | | 6,133 | 569.78 |

Specification

The unit is of concrete portal frame construction, with concrete floor and blockwork walls. There are 2 roller shutter loading doors at opposite elevations. We understand the property benefits from three phase power supply.

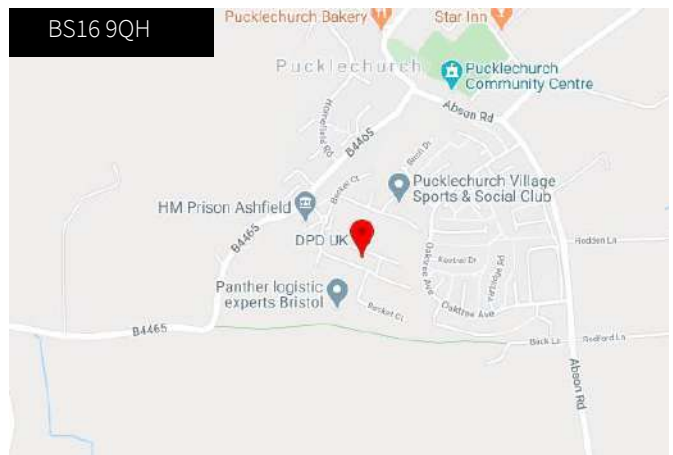
The property comprises of ground floor warehouse space with minimum eaves height of 6.15m and ancillary office accommodation at ground and first floor level. The property also benefits from a secure yard to the rear.

Terms

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

Viewing

For further information or to schedule a viewing, please contact the agents.



Rent

Available on Request

EPC

This property has been graded as Exempt: Currently being constructed or undergoing major refurbishment.

Viewing & Further Information

Henry De Teissier, JLL

t: +44 (0)117 930 5603

e: Henry.DeTeissier@eu.jll.com

Jordan Spear, JLL

t: 0117 930 5748

e: Jordan.Spear@eu.jll.com

Russell Crofts, Knight Frank LLP

e: Russell.Crofts@knightfrank.com

Rhys Jones, Knight Frank LLP

e: Rhys.Jones@knightfrank.com

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