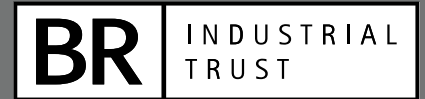


# units 1-6

ASCENT ■ PUCKLECHURCH INDUSTRIAL ESTATE ■ BRISTOL ■ BS16 9QH



## New Warehouse / Industrial Units 4,300 – 10,000 sq ft **TO LET**

- Excellent access to Bristol & Bath
- 7-8m eaves
- 137-200 KVA dedicated power supply
- Excellent motorway links
- Fitted office space
- 24 hour access and security
- Dedicated unit car parking
- Ground level loading doors
- Established business location

# BRISTOL



# units 1-6

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COMPUTER GENERATED IMAGE

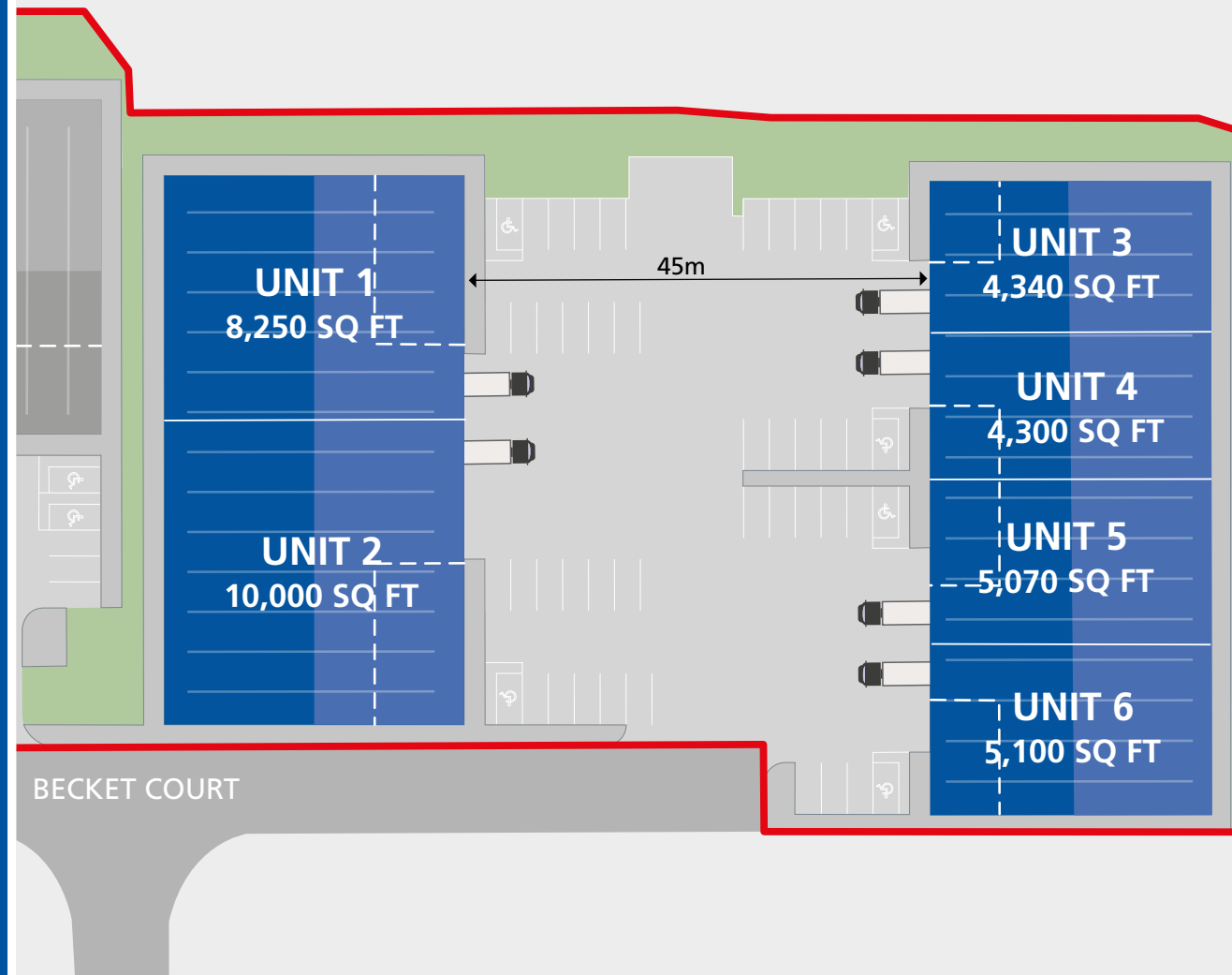
# BRISTOL

## UNITS 1- 6

Two terraces of brand new light industrial units constructed on a steel portal frame with an eaves height of 7-8 metres. Each unit benefits from first floor office accommodation, WC facilities, mains gas and a ground level loading door. There is also a dedicated forecourt loading/parking area.

### ACCOMMODATION GIA

UNIT 1	SQ FT	SQ M	UNIT 4	SQ FT	SQ M
Warehouse	6,950	645.6	Warehouse	3,880	360.4
First Floor Offices	1,300	120.7	First Floor Offices	420	39.0
<b>TOTAL</b>	<b>8,250</b>	<b>766.3</b>	<b>TOTAL</b>	<b>4,300</b>	<b>399.4</b>
200 KVA			137 KVA		
UNIT 2	SQ FT	SQ M	UNIT 5	SQ FT	SQ M
Warehouse	8,750	812.9	Warehouse	4,435	412.0
First Floor Offices	1,250	116.1	First Floor Offices	635	58.9
<b>TOTAL</b>	<b>10,000</b>	<b>929</b>	<b>TOTAL</b>	<b>5,070</b>	<b>470.9</b>
200 KVA			137 KVA		
UNIT 3	SQ FT	SQ M	UNIT 6	SQ FT	SQ M
Warehouse	3,910	363.2	Warehouse	4,455	413.8
First Floor Offices	430	39.9	First Floor Offices	645	59.9
<b>TOTAL</b>	<b>4,340</b>	<b>403.1</b>	<b>TOTAL</b>	<b>5,100</b>	<b>473.7</b>
137 KVA			137 KVA		



# units 1-6

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## 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.

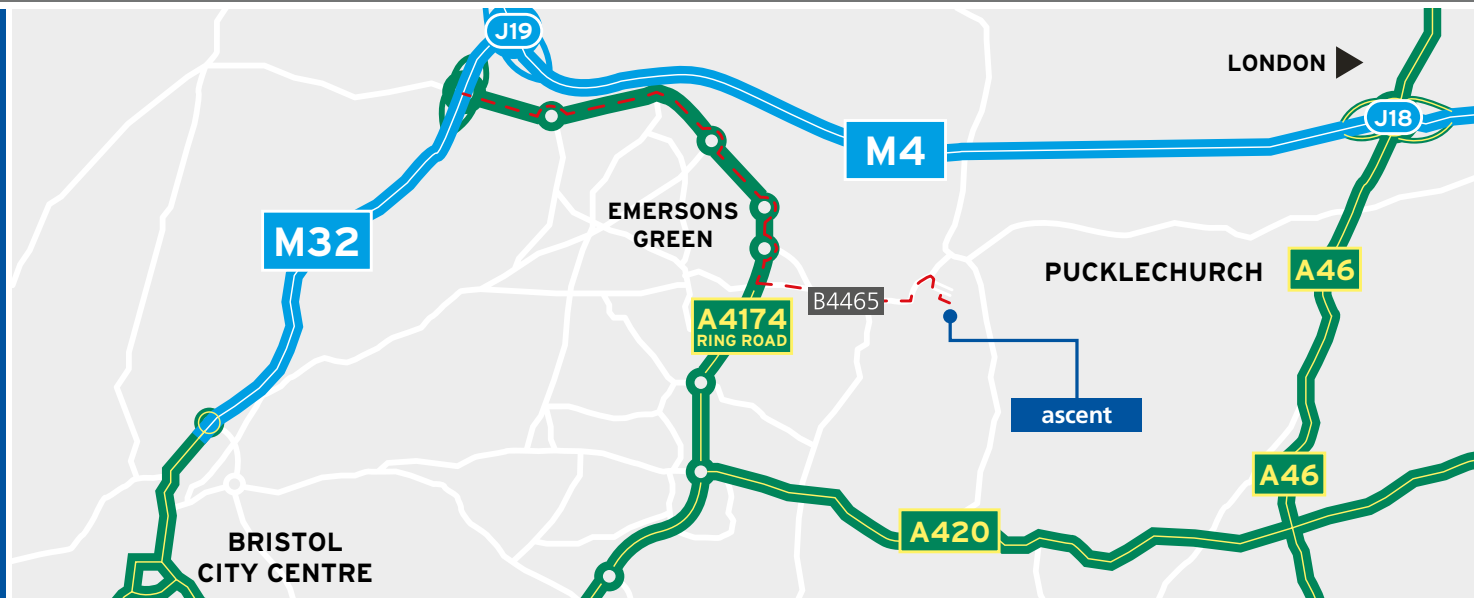
## COMMUNICATION

ROAD	MILES
Avon Ring Road	2
M4 J18	5
M32	5.5
M4 J19	6
Bath	11

Source: Google Maps

## PLANNING

E, B2 and B8 use classes. More information is available from the agents.



## FURTHER INFORMATION

For more information and a full proposal, please contact:



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