

**Unit 7 Pucklechurch
Industrial Estate**

BR INDUSTRIAL
TRUST

Semi-detached warehouse To be refurbished 4,528 sq ft (421 sq m) To Let

Pucklechurch Industrial Estate,
Bristol, BS16 9QH

**Undergoing
Refurbishment
Coming Soon
Q1 2025**





DESCRIPTION

The property comprises a semi-detached industrial unit offering warehouse and ancillary office accommodation, which is to be refurbished. The property is of steel portal frame construction with brick and metal profile clad elevations under a pitched roof. The warehouse has a concrete floor, vertical patent glazing and roof lights. There are also WC facilities. Occupiers will benefit from a minimum eaves height of 8m, increasing to 9m at the apex. The ancillary office accommodation is accessed by a separate pedestrian door.

8m, rising to 9m at the apex

On Site Security

3 Phase Power

Allocated Parking Spaces

LED Lighting

15% Roof Lights

2 Level Access Loading Doors

ACCOMMODATION
4,528 SQ FT (421 SQ M)

UNIT 7	SQ FT	SQ M
TOTAL	4,528	421

All areas shown are calculated on a GIA basis





what3words: ///courier.chats.lively
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.



Chris Yates
07850 658 050
chris.yates@jll.com
Oliver Bird
07543 304 942
oliver.bird@jll.com



Ed Rohleder
07775 115 969
ed.rohleder@knightfrank.com
Russell Crofts
07990 707 723
russell.crofts@knightfrank.com



JLL & Knight Frank for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. no person in the employment of JLL or Knight Frank has any authority to make or give any representation or warranty whatever in relation to the property; d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 and Proceeds of Crime Act 2002 JLL and Knight Frank may be required to establish the identity and source of funds of all parties to property transactions. July 2024. Designed & Produced by CORMACK - cormackadvertising.com