

**Pucklechurch  
Industrial Estate**

**BR** INDUSTRIAL  
TRUST

# **Warehouse / Industrial Unit**

**1,614 sq ft (149.9 sq m)  
To Let**

Pucklechurch Industrial Estate,  
Bristol, BS16 9QH







## DESCRIPTION

This warehouse/industrial unit offers a well-presented and practical space designed for a variety of occupiers. The refurbishment is due to be completed by early 2026.

Features include a full-height loading door, refurbished WC and kitchenette facilities, and a versatile layout to support a range of expanding business operations.

## ACCOMMODATION

1,614 SQ FT (149.9 SQ M)



To Be  
Refurbished



Mid Terrace Unit  
with Full Height  
Loading Door



7.1m  
Eaves Height



3 Phase  
Power



Allocated Parking  
& Loading



Steel Portal  
Frame



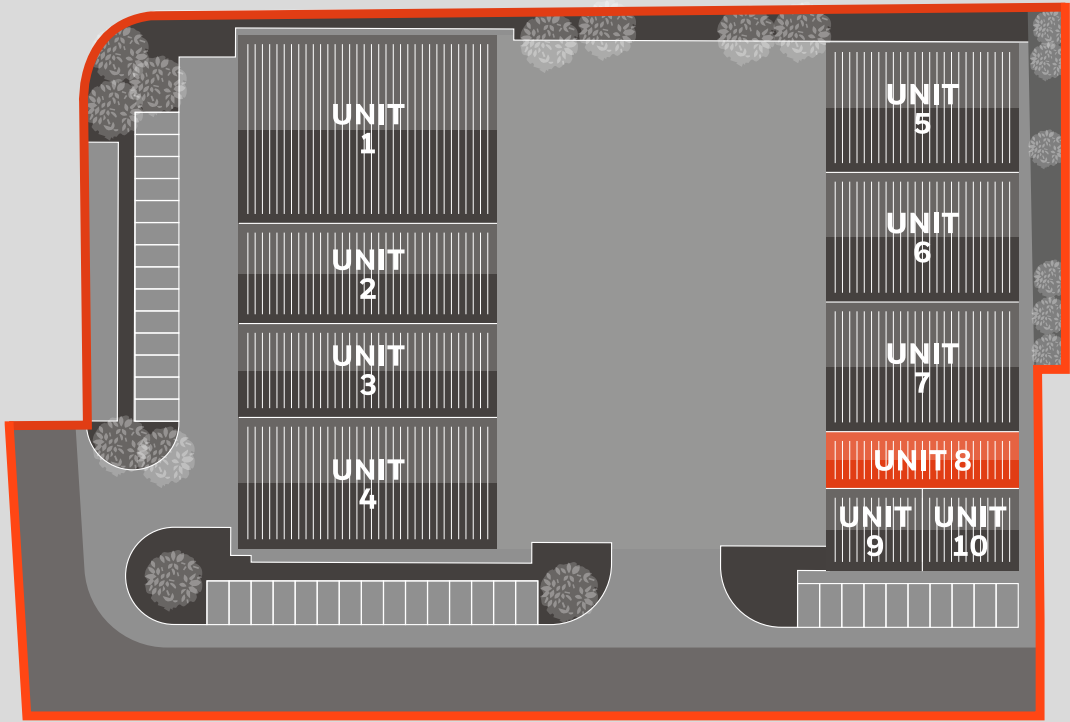
WC and  
Kitchenette



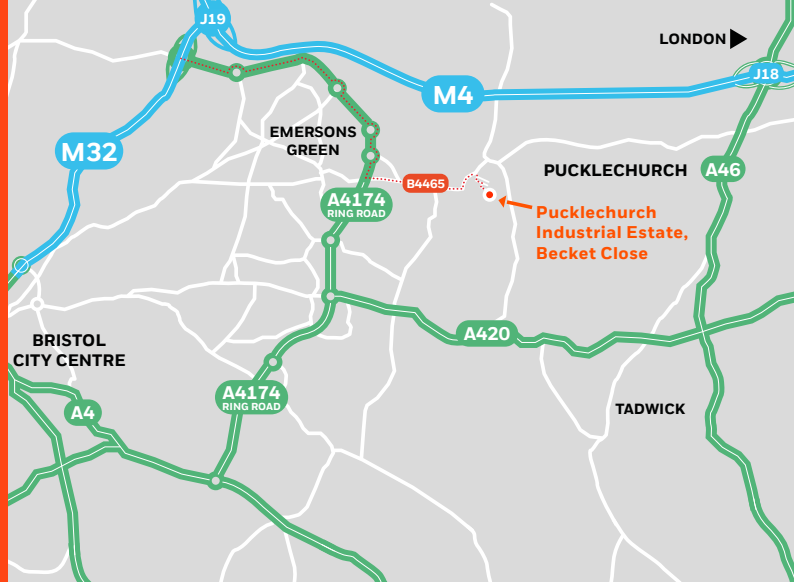
Modern Light  
Industrial Unit



1 Level  
Loading Door







**what3words: ///supply.decks.resist**  
[www.what3words.com](http://www.what3words.com)

## STRATEGICALLY LOCATED ON THE NORTH EASTERN FRINGE OF BRISTOL

Pucklechurch Industrial 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

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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