

Units 6A & 6B Pucklechurch Industrial Estate

BR INDUSTRIAL TRUST

Semi-detached Warehouses to be Refurbished

5,430 – 10,910 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.10,910 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

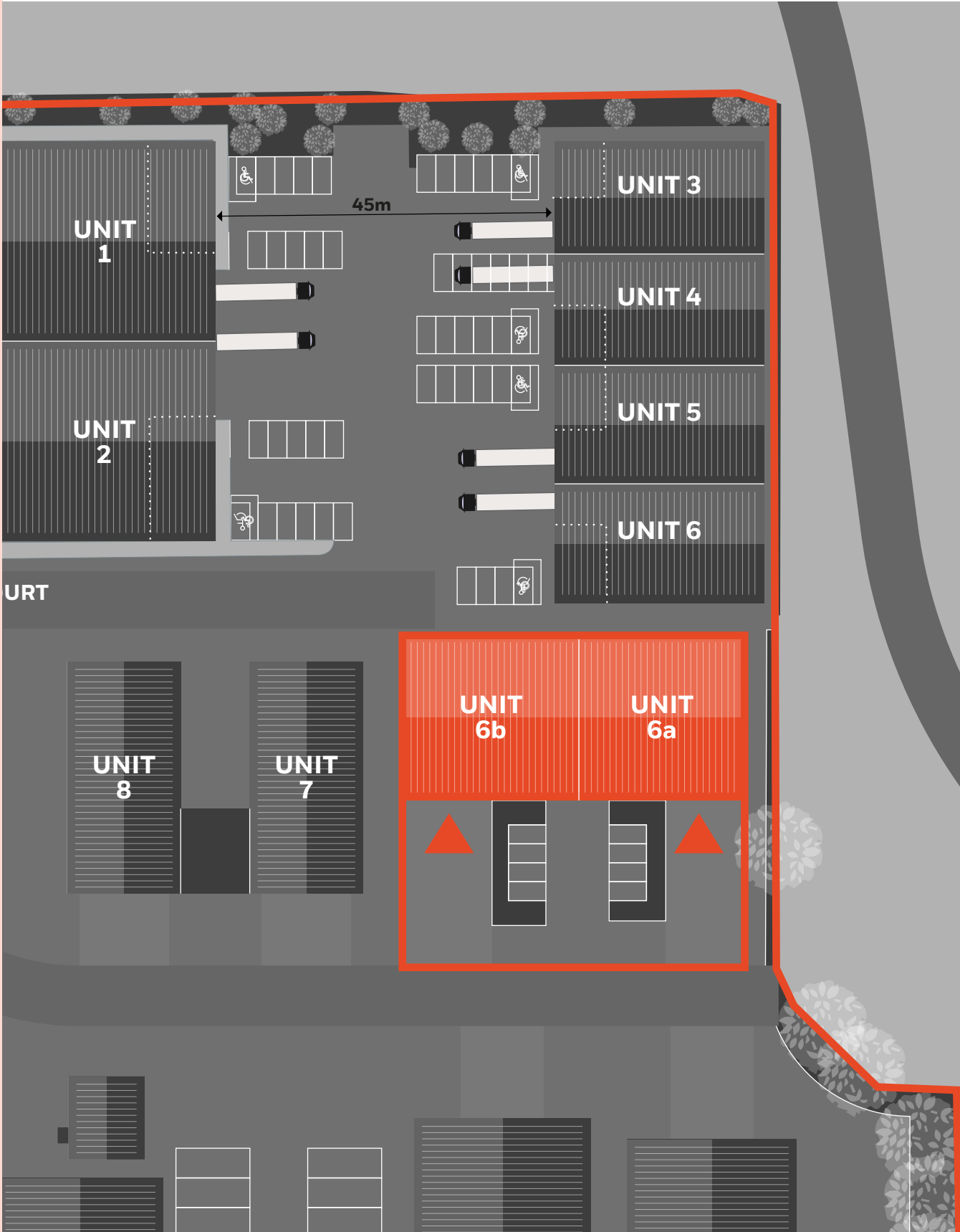


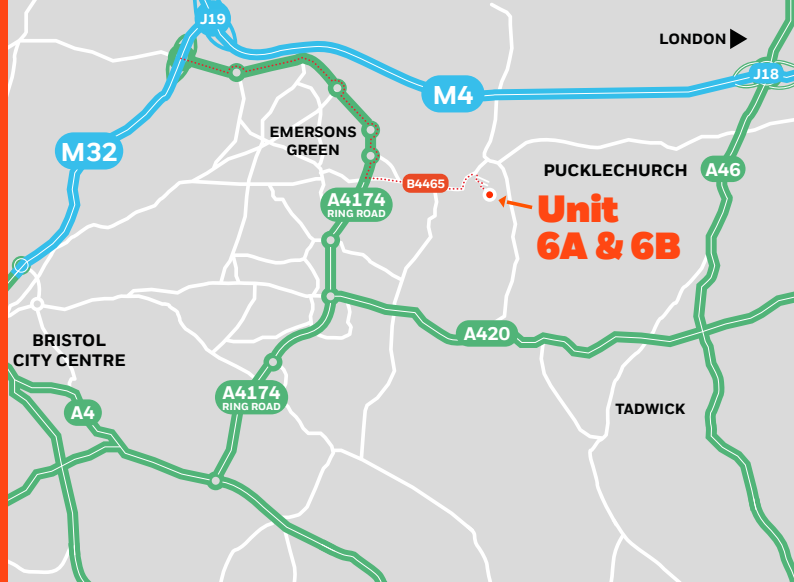
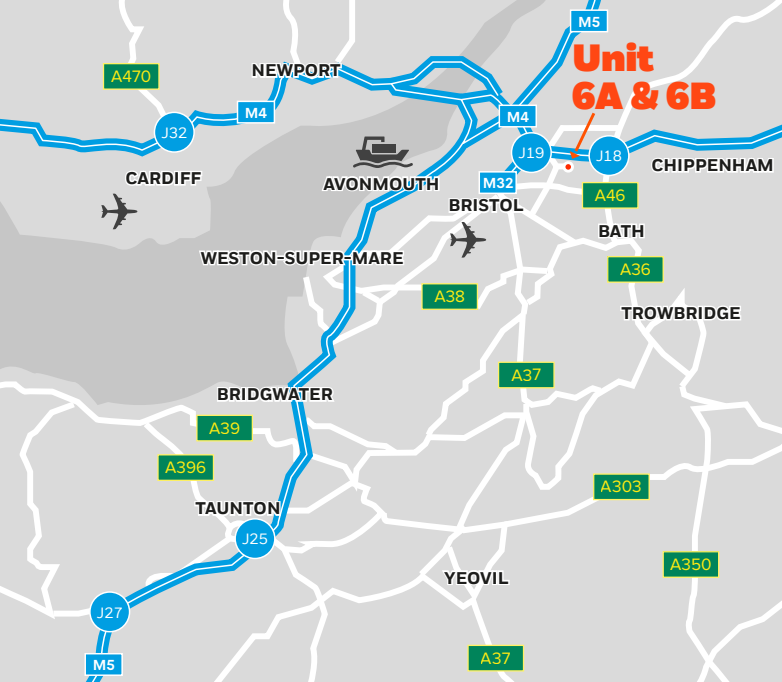
New Insulated
Roof

ACCOMMODATION 10,910 SQ FT (1,014 SQ M)

	SQ FT	SQ M
Unit 6A	5,480	509
Unit 6B	5,430	505
Total	10,910	1,014

All areas shown are calculated on a GIA basis





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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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