

# unit 7

ASCENT ■ PUCKLECHURCH INDUSTRIAL ESTATE ■ BRISTOL ■ BS16 9QH



## New Warehouse / Distribution Unit 20,000 sq ft (1,858 sq m) **TO LET**

- Excellent access to Bristol & Bath
- 10m eaves
- 300 KVA dedicated power supply
- 30m yard
- Fitted office space
- 24 hour access and security
- Dedicated unit car parking
- Level access loading doors
- Established business location

# BRISTOL

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INDICATIVE IMAGE

# BRISTOL

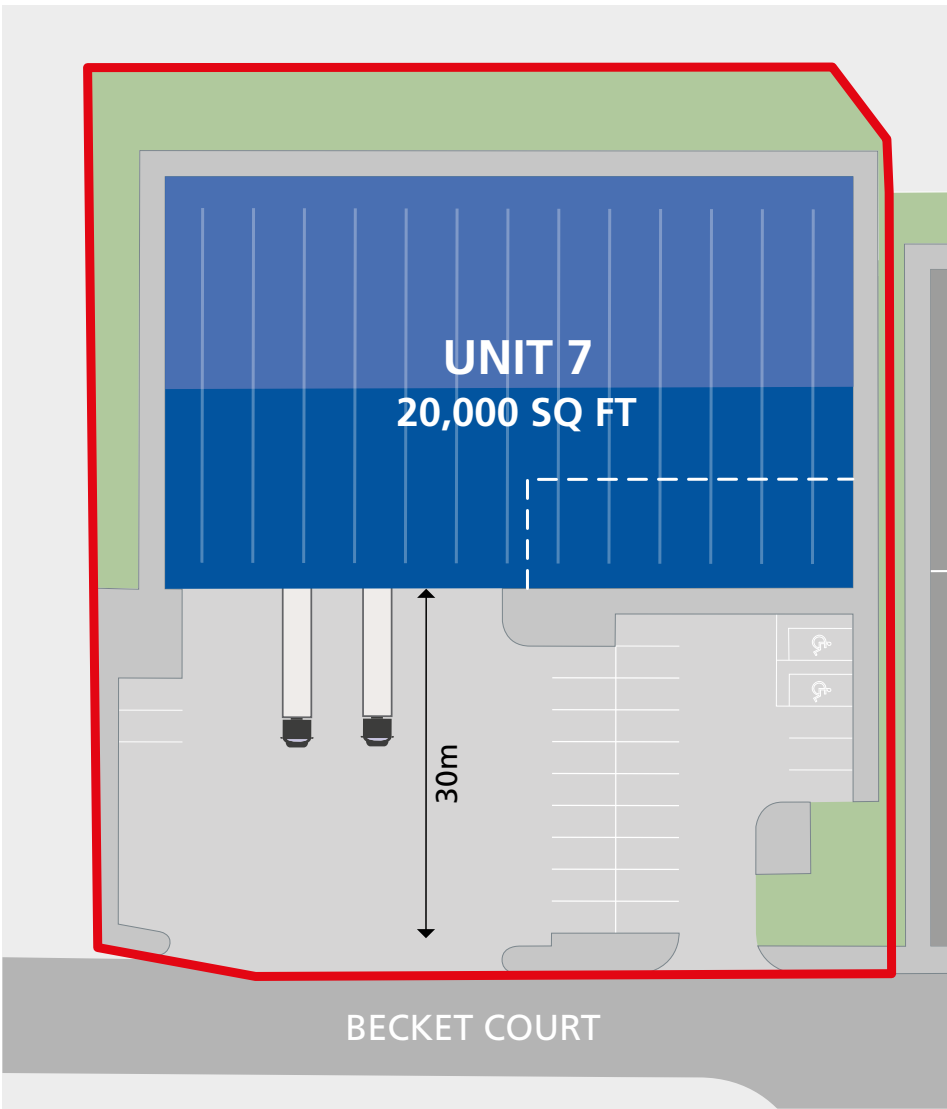
UNIT 7

Unit 7 comprises a brand new warehouse/distribution unit constructed on a steel portal frame under a metal sheet roof.


The warehouse has a concrete floor, mains gas and a minimum eaves height of 10 metres. Loading is via 2 ground level loading doors. The unit also benefits from ancillary office space, WC facilities, a demised yard area with a depth of 30 metres and extensive allocated parking.


ACCOMMODATION GIA


UNIT 7	SQ FT	SQ M
Warehouse	17,900	1,662.97
First Floor Offices	2,100	195.10
TOTAL	20,000	1,858.07
300 KVA		





SPECIFICATION


- 

10 metre eaves
- 

300 KVA power supply
- 

30 metre yard
- 

Fitted offices at first floor
- 

2 level access loading doors
- 

24 hour access & security

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## LOCATION

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.

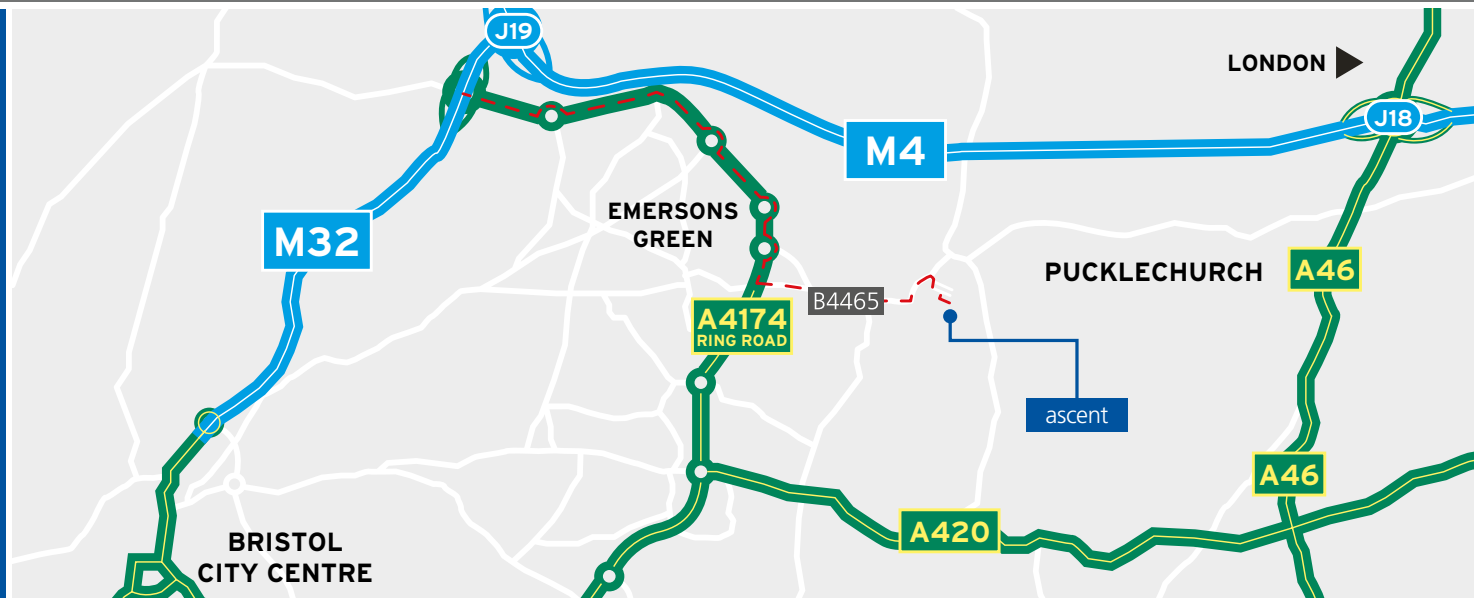
## COMMUNICATION

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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