

**Unit 7 & 8 Pucklechurch
Industrial Estate**

BR INDUSTRIAL
TRUST

Semi-detached warehouse To be refurbished

Unit 7 - 5,125 sq ft (476 sq m)

Unit 8 - 6,140 sq ft (570 sq m)

To Let

Pucklechurch Industrial Estate,
Bristol, BS16 9QH





DESCRIPTION

Units 7 & 8 comprise a pair of semi-detached industrial units, offering warehouse and ancillary office accommodation, to be refurbished. The units are of steel portal frame construction with brick and metal profile clad elevations under pitched rooves. The warehouses benefit from a concrete floor, vertical patent glazing, roof lights and WCs. Occupiers will benefit from a minimum eaves height of 8m, increasing to 9m at the apex.

Unit 7 benefits from a secure yard to the rear, and parking to the front of the unit. The unit has 1 level access loading door to the front and a raised dock level door to the rear. The offices are on the first floor of the unit, with WCs on the ground floor.

Unit 8 benefits from 12 allocated parking spaces and 1 level loading door. The ancillary office accommodation is accessed by a separate pedestrian door, adjacent to the warehouse.



8m, rising to 9m at the apex



On Site Security



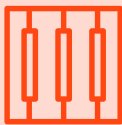
3 Phase Power



Allocated Parking Spaces



LED Lighting



15% Roof Lights



Level Access Loading Doors

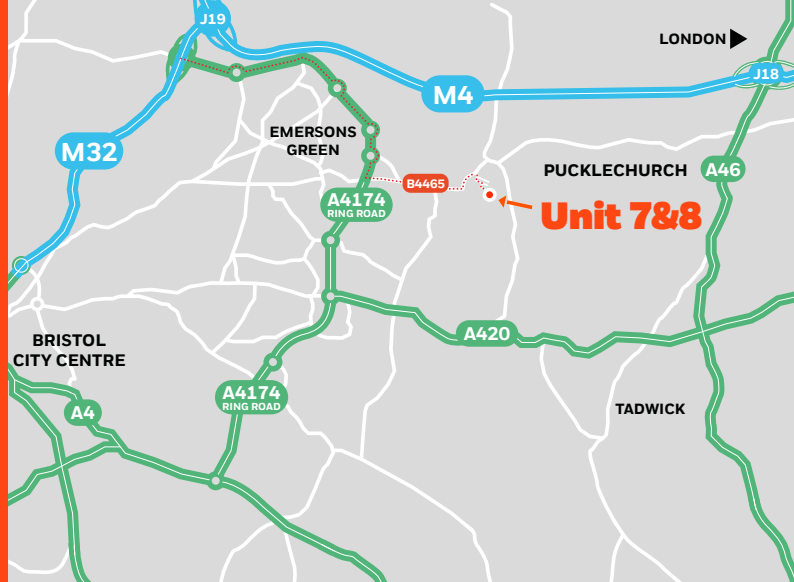
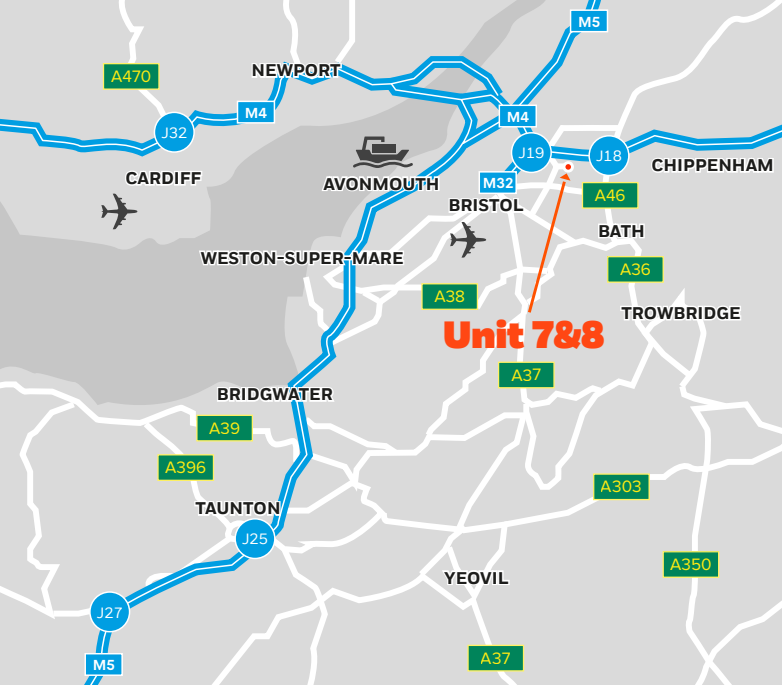
ACCOMMODATION
5,125 - 6,140 SQ FT (476 - 570 SQ M)

UNIT 7	SQ FT	SQ M
Ground Floor	4,920	457
First Floor	205	19
Total	5,125	476

All areas shown are calculated on a GIA basis

UNIT 8	SQ FT	SQ M
Ground Floor	5,935	551
First Floor	205	19
Total	6,140	570





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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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