



New Warehouse / Industrial Development Units 4,300 – 20,000 sq ft **TO LET**

- Excellent motorway links
- Fitted office space
- 24 hour access and security
- Dedicated unit car parking
- Ground level loading doors
- Established business location

BRISTOL

UNITS 1-6

Two terraces of brand new light industrial units constructed on a steel portal frame with an eaves height of 6 metres. Each unit benefits from first floor office accommodation, WC facilities, 3 phase power, gas and a ground level loading door. There is also a dedicated forecourt loading/parking area.



UNIT 7

Unit 7 comprises a brand new industrial/ Warehouse constructed on a steel portal frame under a metal sheet roof. The warehouse has a concrete floor, 3 phase power, mains gas and an eaves height of 8 metres. Loading access is via 2 ground level loading doors. The unit also benefits from ancillary office space, WC facilities and a demised yard area.



Excellent
Motorway Access



Fitted Office
Accommodation



Ground Level
Loading Doors



Unit Car
Parking



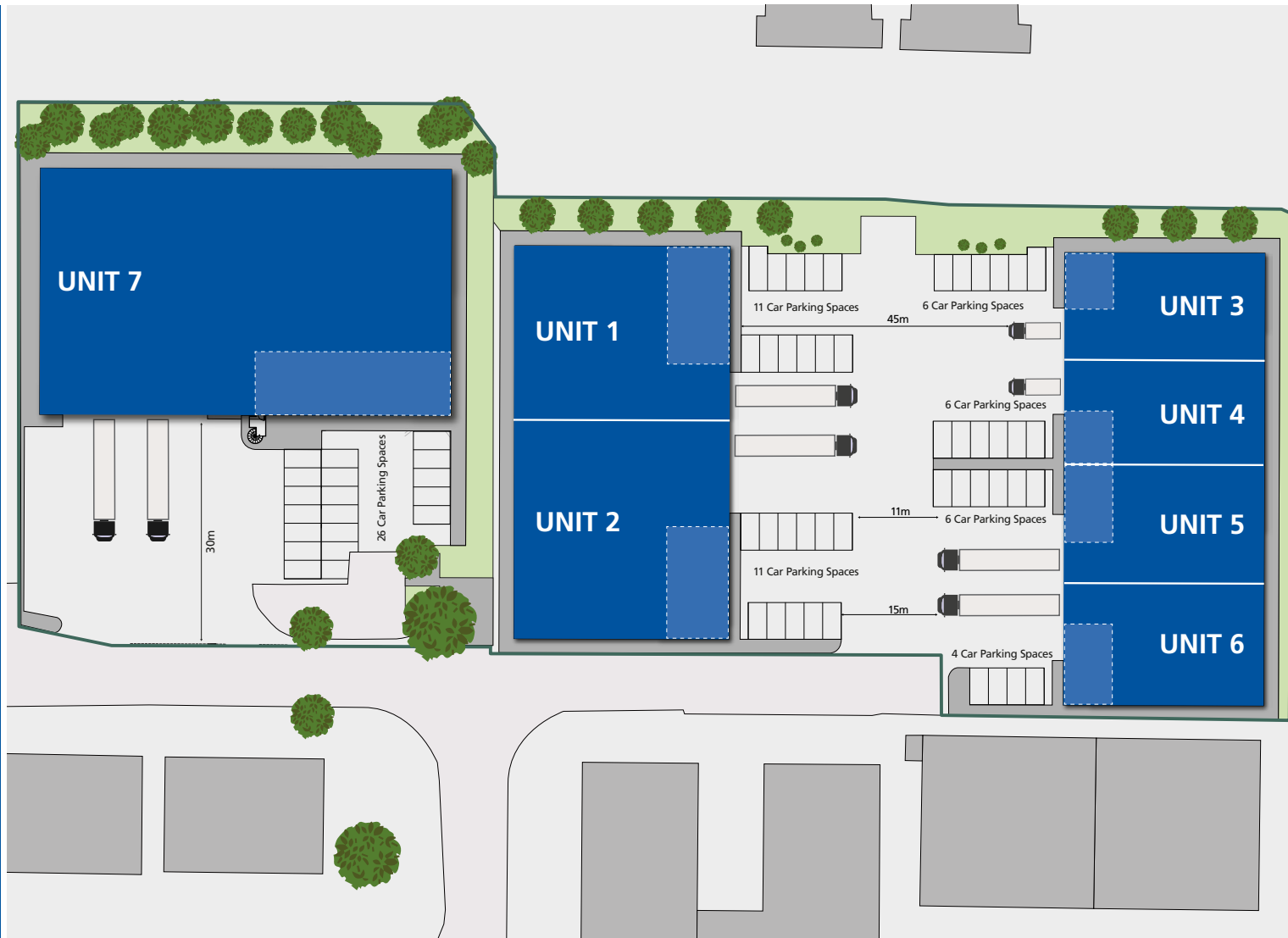
24 Hour access and
security on site



120 kVA
power

ACCOMMODATION GIA

UNIT	SQ FT	SQ M
UNIT 1		
Warehouse	6,950	645.6
First Floor Offices	1,300	120.7
TOTAL	8,250	766.3
UNIT 2		
Warehouse	8,750	812.9
First Floor Offices	1,250	116.1
TOTAL	10,000	929
UNIT 3		
Warehouse	3,910	363.2
First Floor Offices	430	39.9
TOTAL	4,340	403.1
UNIT 4		
Warehouse	3,880	360.4
First Floor Offices	420	39.0
TOTAL	4,300	
UNIT 5		
Warehouse	4,435	412.0
First Floor Offices	635	58.9
TOTAL	5,070	470.9
UNIT 6		
Warehouse	4,455	413.8
First Floor Offices	645	59.9
TOTAL	5,100	473.7
UNIT 7		
Warehouse	17,900	1,662.97
First Floor Offices	2,100	195.10
TOTAL	20,000	1,858.07



LOCATION

Pucklechurch Trading 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
M4 J19	6
M32	7
Bristol	9
Bath	11

Source: Google Maps

PLANNING

B1c, B2 and B8 use classes. More information is available from the agents.

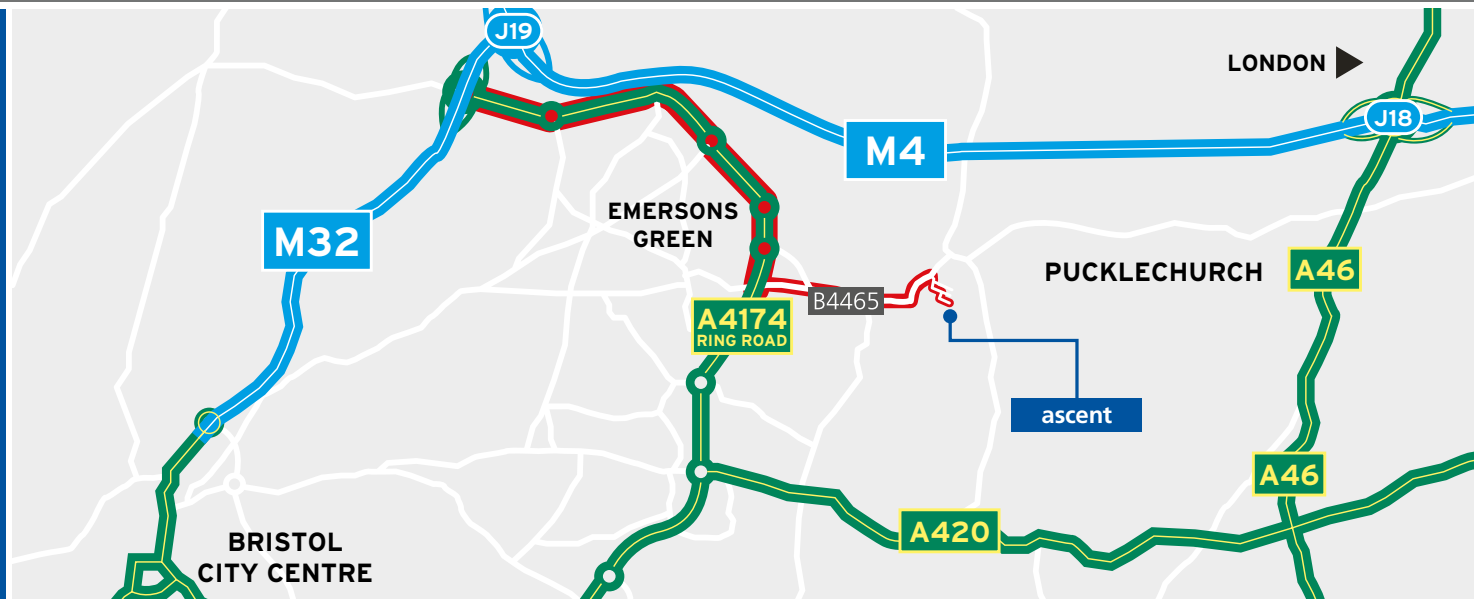


IMAGE FROM 2015



GATEHOUSE ENTRANCE - IMAGE FROM 2015

FURTHER INFORMATION

For more information and a full proposal, please contact:



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