


# To Let

## Semi-detached warehouse to be refurbished.

- To be refurbished
- Flexible space of up to 11,000 sq ft available
- Large, allocated forecourt
- 8m minimum eaves

### Unit 6a

Pucklechurch Trading Estate, Pucklechurch, BS169QH

**5,480 sq ft**

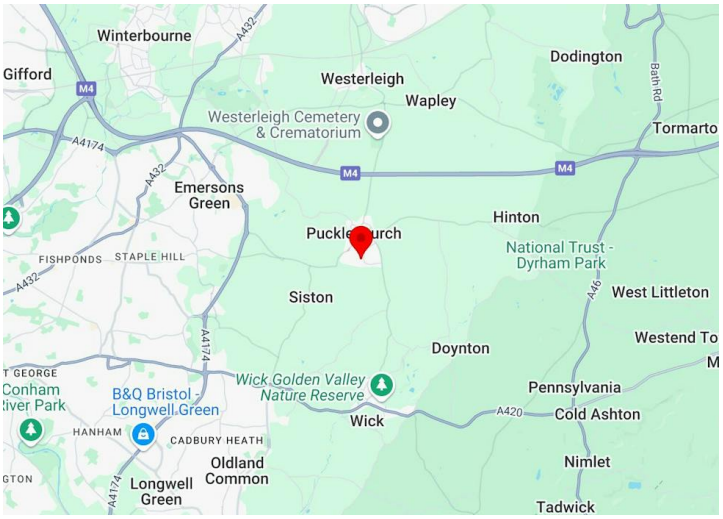
509.11 sq m

**Reference: #208475**

# Unit 6a

**Pucklechurch Trading Estate, Pucklechurch, BS169QH**






## Summary

| | |
|---|---|
| Available Size | 5,480 sq ft / 509.11 sq m |
| EPC | C (63) |

## Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m | Availability |
|---|---|---|---|
| Unit - Warehouse | 4,595 | 426.89 | Available |
| Ancillary - Office | 885 | 82.22 | Available |
| **Total** | **5,480** | **509.11** | |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## Description

To be refurbished. The property comprises a semi-detached steel portal frame industrial unit offering warehouse and ancillary office accommodation. This unit can be combined with the neighbouring warehouse, offering a total of c.11,000 sq ft of accommodation.

## 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.

## Specification

The property is of steel portal frame construction with brick and metal profile clad elevations under a pitched asbestos cement sheet roof. The warehouse benefits from a concrete floor and single skin roof lights.

Occupiers will benefit from a minimum eaves height of 8m, increasing to 9m at the apex of the unit.

The unit also offers ancillary office accommodation which is fitted with suspended ceilings, electric radiators and carpets. There are also WC facilities.

Additionally, the unit benefits from a generous yard offering parking and unloading space.


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