

To Let

Detached warehouse to be refurbished.

- To be refurbished
- 8m minimum eaves
- Single Bay Warehouse
- Ground & Dock Level Loading

Unit 7

Pucklechurch Trading Estate, Pucklechurch, BS169QH

5,125 sq ft

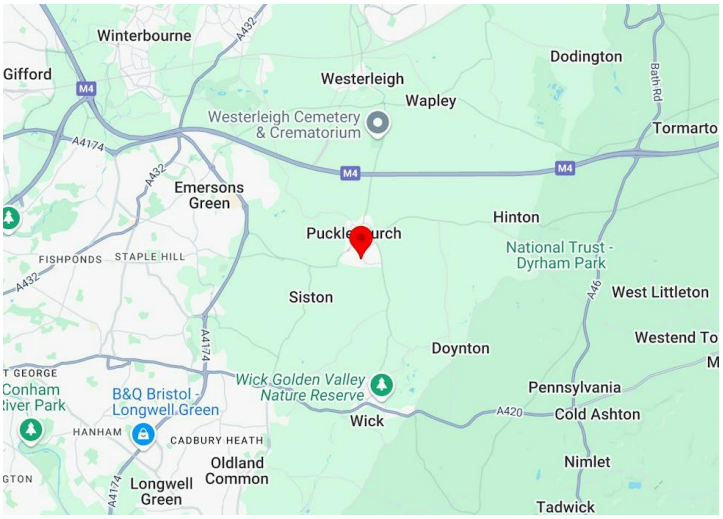
476.13 sq m

Reference: #210872

Unit 7

Pucklechurch Trading Estate, Pucklechurch, BS169QH





Summary

Available Size	5,125 sq ft / 476.13 sq m
EPC	C (65)

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Warehouse	4,920	457.08	Available
Ancillary - Office	205	19.05	Available
Total	**5,125**	**476.13**	

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Description

To be refurbished. The property comprises a detached steel portal frame industrial unit offering warehouse accommodation with ancillary office space (exact area TBC). This unit can be let in conjunction with the 2 neighbouring warehouses which provide an additional 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 brickwork elevations under a pitched metal sheet roof.

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

The unit offers a ground level loading door to the front of the unit and a dock level loading door to the rear. Parking is available opposite the unit and there is a WC included within the demise.

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