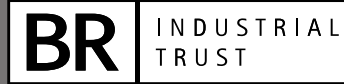


Unit 21

PUCKLECHURCH INDUSTRIAL ESTATE ■ BRISTOL ■ BS16 9QH



Fully Refurbished Industrial/ Warehouse Units

11,152 sq ft (1,036 sq m) **TO LET**

- Excellent motorway links
- 5 miles from the M32 and M4
- 8 miles from Bristol City Centre
- 24 hour access and security
- Secure Yard
- Fully refurbished

BRISTOL

Unit 21

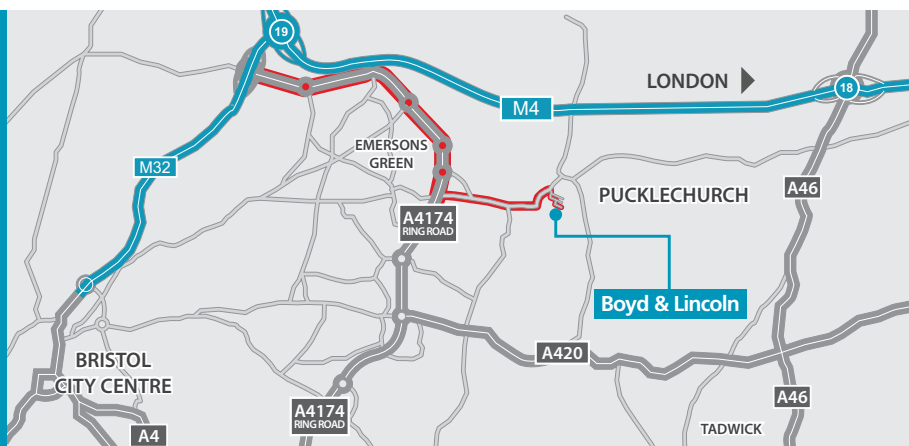
PUCKLECHURCH INDUSTRIAL ESTATE ■ BRISTOL ■ BS16 9QH



COMMUNICATIONS

■ Avon Ring Road	2 miles
■ M4 J18	5 miles
■ M4 J19	6 miles
■ M32	7 miles
■ Bristol	9 miles
■ Bath	11 miles

Source: Google Maps



DESCRIPTION

The property comprises of a fully detached industrial/warehouse unit, constructed on a concrete portal frame under a pitched roof with single skin roof lights. The warehouse has a concrete floor, brickwork elevations and an eaves height of 5.5 metres. There is two storey ancillary office accommodation to the front elevation of the property which is carpeted and has wall mounted electric radiators, strip lighting and WC facilities.

The property benefits from full circulation, 2 dock level loading doors and 3 ground level loading doors, plus a secure yard to the rear and parking to the front elevation.

ACCOMMODATION

	SQ FT	SQ M
Ground Floor Warehouse & Office	10,634	987.88
First Floor Office	518	48.17
Total	11,152	1,036.05

PLANNING

We understand the property has planning consent for B8 Storage and Distribution and may also be suitable for B1c light industrial and B2 general industrial, subject to obtaining the necessary consent.

SERVICES

We understand the property benefits from mains water and 3 phase power.

RATEABLE VALUE

The property is listed as warehouse and premises with a rateable value of £37,250. Further information is available from the agents.

VAT

All figures quoted are exclusive of VAT

LEGAL FEES

Each party is responsible for their own legal costs incurred in any transaction.

VIEWING

Strictly through the joint sole agents

SPECIFICATION

- Detached unit
- 360 degree circulation
- 5 loading doors
- Secure yard
- Easy access to Avon Ring Road
- Ideal location to serve East Bristol and Bath

TENURE

The property is available by way of a new full repairing and insuring lease on terms to be agreed.

