

CURRENTLY  
UNDER EXTENSIVE  
REFURBISHMENT



INDICATIVE IMAGE



INDICATIVE IMAGE



INDICATIVE IMAGE

## Fully Refurbished Industrial/ Warehouse Units **Q2 2018**

9,849 sq ft - 19,752 sq ft

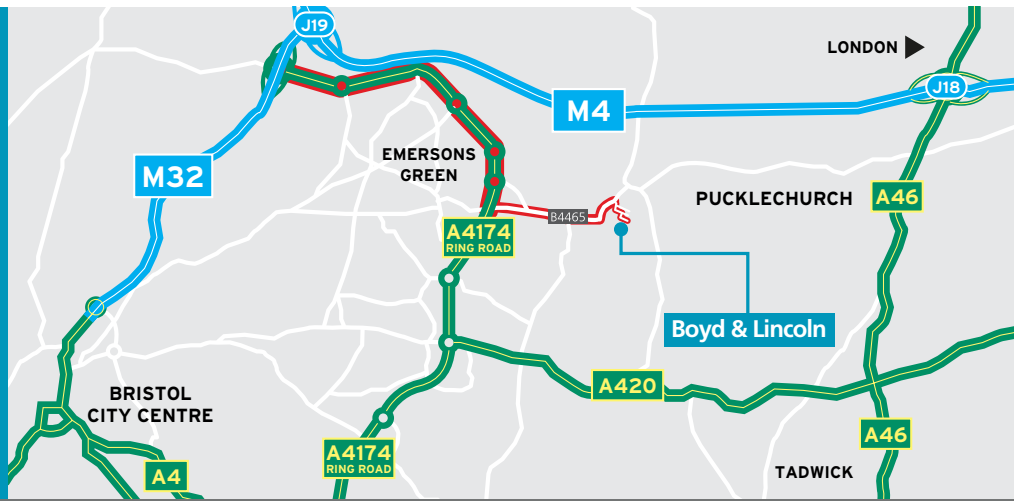
- Excellent motorway links
- 24 hour access and security
- 2x loading doors
- 12 metre eaves height
- Up to 120 KVA power
- Fully refurbished

**BRISTOL**

## COMMUNICATIONS

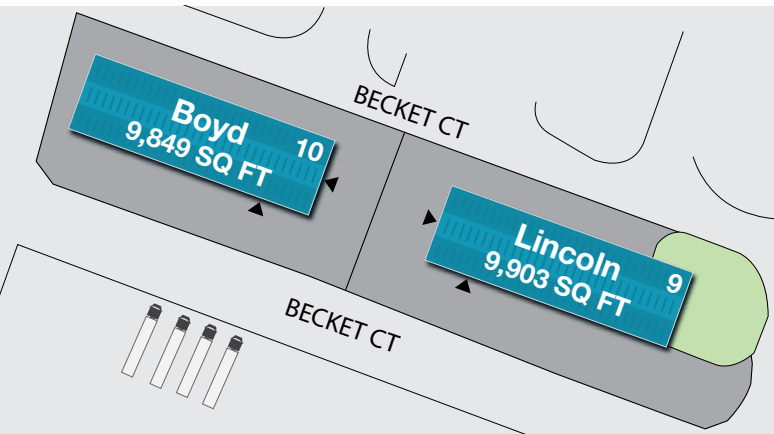
■ Avon Ring Road	2 miles
■ M4 J18	5 miles
■ M4 J19	6 miles
■ M32	7 miles
■ Bristol	9 miles
■ Bath	11 miles

Source: Google Maps



## DESCRIPTION

Two iconic former air balloon hangars that can be taken together or separately on Pucklechurch Trading Estate. The detached warehouses are configured to offer offices, loading and a warehouse with 12 meter eaves. Both are undergoing an extensive refurbishment programme, with further information available.



## ACCOMMODATION

LINCOLN (UNIT 9)	SQ FT	SQ M
Warehouse	9,105	845.90
First Floor	798	74.10
<b>Total</b>	<b>9,903</b>	<b>920.00</b>

BOYD (UNIT 10)	SQ FT	SQ M
Warehouse	9,055	841.20
First Floor	794	73.80
<b>Total</b>	<b>9,849</b>	<b>915.00</b>

<b>Overall Total</b>	<b>19,752</b>	<b>1,835.00</b>
----------------------	---------------	-----------------

The property has been measured on a Gross External Area in accordance with the RICS Code of Measuring Practice

## SPECIFICATION

- 2 new roller shutter doors: 4m (h) x 3m (w)
- New insulated roof
- 12m max clear height
- Up to 120 KVA power
- Refurbished offices
- 35 kN/M<sup>2</sup> concrete floor

## TENURE

The properties are available together or separately by way of a new full repairing and insuring lease on terms to be agreed.

## PLANNING

We understand the property has planning consent for B8, Storage and Distribution as outlined in the Use Classes Order 1987. More information is available from the marketing agents.

## SERVICES

We understand the property benefits from mains water, 3 phase electricity and drains.

## RATEABLE VALUE

The units are listed as 'warehouse and premises' with rateable values as follows; Boyd Pucklechurch; £34,500 and Lincoln Pucklechurch; £29,500. Further information is available from the marketing agents.

## VAT

All figures quoted are exclusive of VAT.

## LEGAL FEES

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

## FURTHER INFORMATION

Further information, plans and specifications are available on a bespoke basis.

## VIEWING

Strictly through the joint sole agents.

