



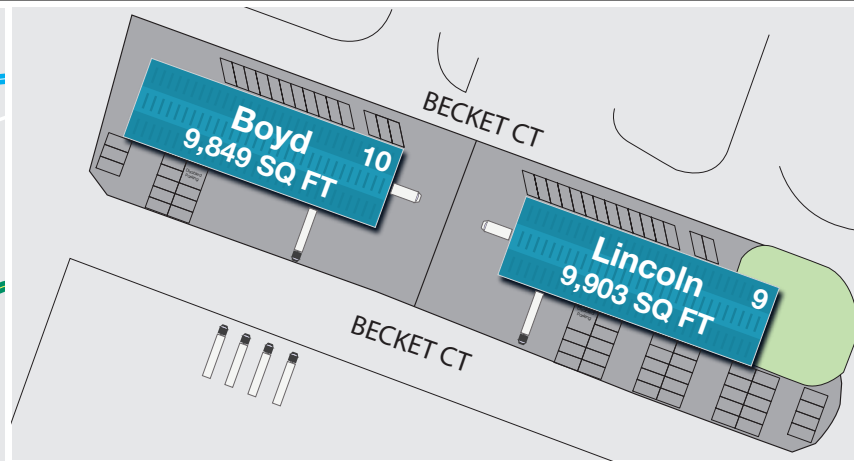
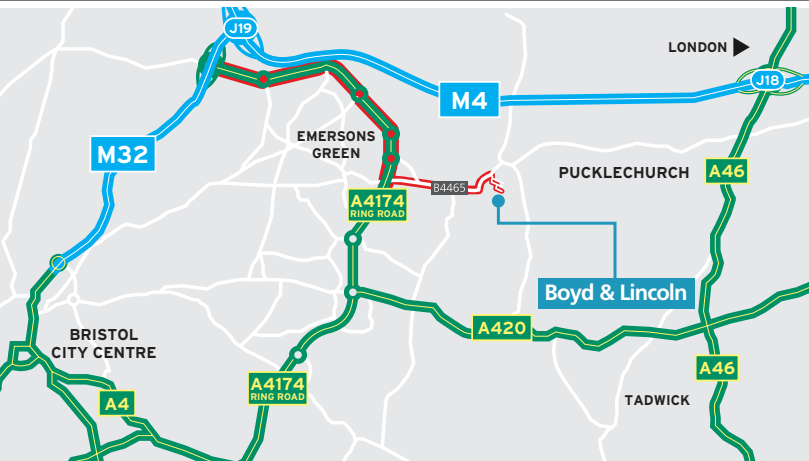
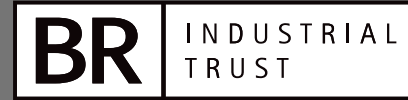
Fully Refurbished Industrial/ Warehouse Units 9,849 sq ft - 19,752 sq ft **TO LET**

- 24 hour access and security
- 12 metre eaves height
- Fully refurbished
- Excellent motorway links
- 2x loading doors
- Up to 120 KVA power
- Minimum 26 car parking spaces
- Large loading yard (potential to secure)
- Contractor and product guarantees available

BRISTOL

Boyd & Lincoln

9 & 10 ■ 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

Two iconic former barrage 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 metre eaves. Both have undergone an extensive refurbishment programme.

- 2 new roller shutter doors: 4m (h) x 3m (w)
- New insulated roof
- 12m max clear height
- Up to 120 KVA power
- Refurbished offices
- New 35 kN/M² concrete floor
- B1, B2 & B8 use

ACCOMMODATION

LINCOLN (UNIT 9)	SQ FT	SQ M
Warehouse	9,105	845.90
First Floor	798	74.10
Total	9,903	920.00
BOYD (UNIT 10)	SQ FT	SQ M
Warehouse	9,055	841.20
First Floor	794	73.80
Total	9,849	915.00
Overall Total	19,752	1,835.00

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

PLANNING

The properties benefit from B1 (business), B2 (general industrial) and B8 (storage and distribution) planning consent as outlined in the Use Classes Order. More information is available from the marketing agents.

TENURE

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

VIEWING

Strictly through the joint sole agents.

