

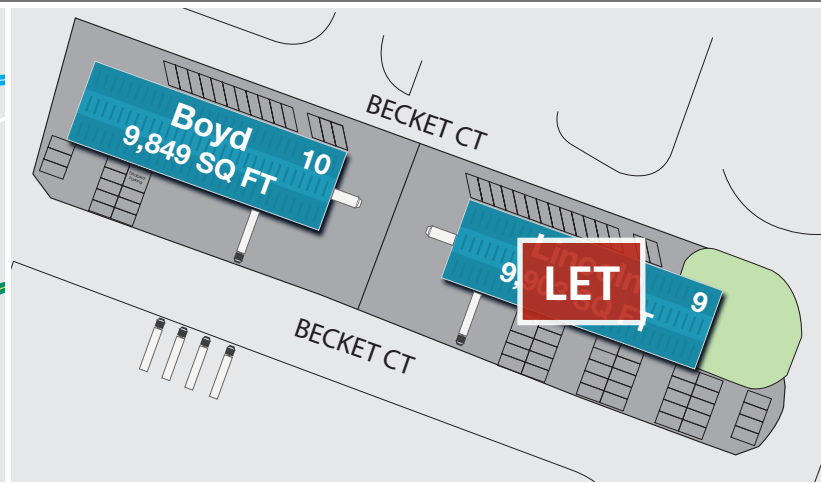
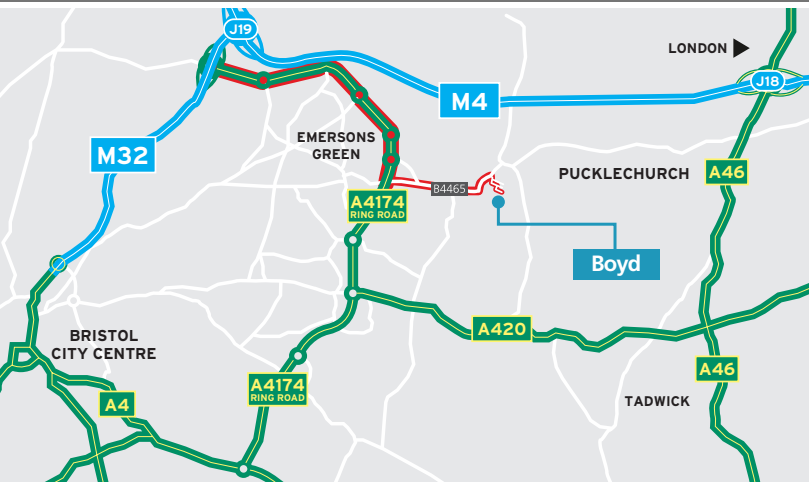


Fully Refurbished Industrial/ Warehouse Unit

9,849 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



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

Iconic former barrage balloon hangar on Pucklechurch Trading Estate. The detached warehouse is configured to offer offices, loading and a warehouse with 12 metre eaves and has undergone an extensive refurbishment programme.

- 2 new electric 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
- Ability to erect secure yard
- Staff car parking

ACCOMMODATION

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

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

PLANNING

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

VIEWING

Strictly through the joint sole agents.



Henry De Teissier
Henry.DeTeissier@eu.jll.com



Josh Gunn
Josh.Gunn@knightfrank.com