

**Pucklechurch
Industrial Estate**

BR INDUSTRIAL
TRUST

**Warehouse /
Industrial Unit 11a**
19,265 sq ft (1,789.82 sq m)
To Let

Pucklechurch Industrial Estate,
Bristol, BS16 9QH





DESCRIPTION

Unit 11a provides a total of 19,265 sq ft and is part of a building made up of 2 main warehouse bays. The warehouse comprises of a steel truss frame roof, rooflights, solid concrete floor, LED lighting and 5 ground level loading doors.

The eaves height is approx. 5.5 metres. The property benefits from internal ground and first floor amenity and office accommodation. The property benefits from mains services including 3 phase power, water and drainage.

Externally, the property benefits from loading/parking space, and has the potential for a secure yard.



Two Storey Office / Amenity Accommodation



5.5m Internal Eaves Height



LED Lighting



Potential For Secure Yard



On Site Security



3 Phase Power



5 Loading Doors



Allocated Parking Spaces

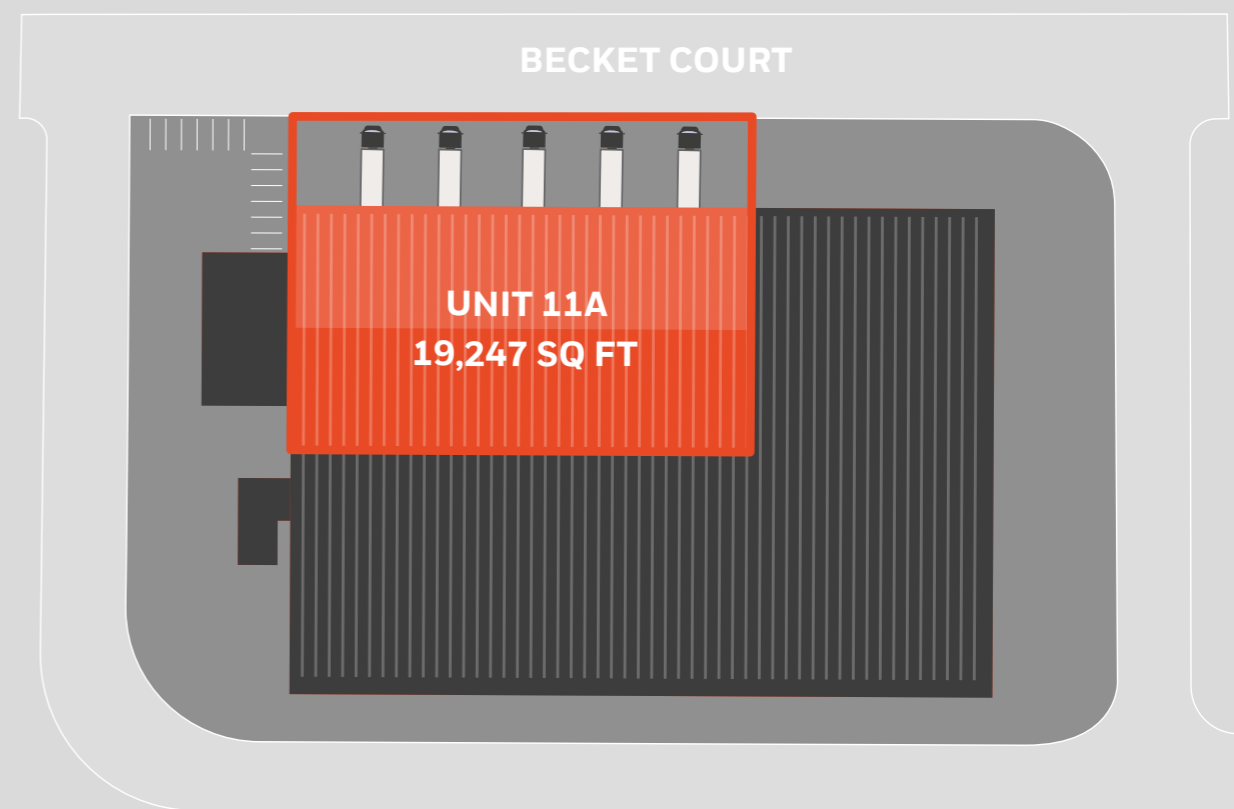
ACCOMMODATION

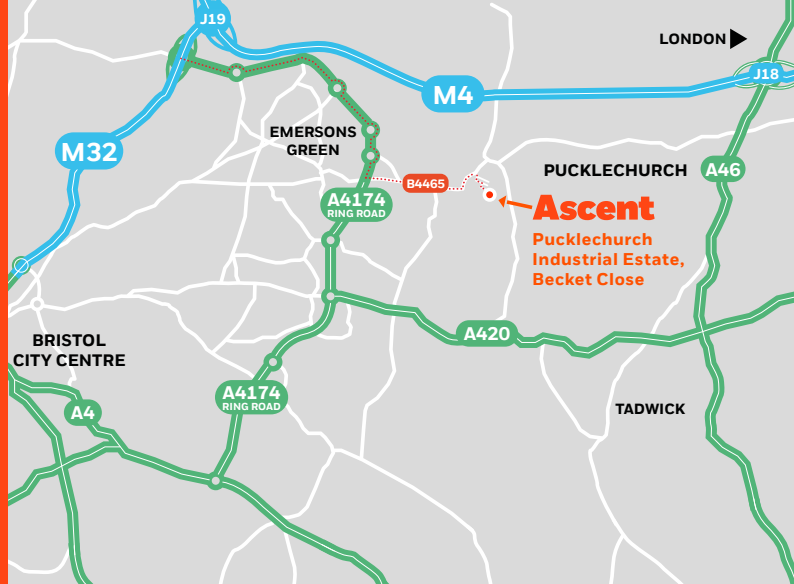
19,265 SQ FT
(1,789.82 SQ M)

*GIA

UNIT 11a	SQ FT	SQ M
Warehouse	17,940	1,666.72
Ground Floor Offices	537	49.92
First Floor Offices	376	34.95
Mezzanine	412	38.23
TOTAL	19,265	1,789.82

BECKET COURT





what3words: ///dices.causes.lifted
www.what3words.com

STRATEGICALLY LOCATED ON THE NORTH EASTERN FRINGE OF BRISTOL

Pucklechurch Industrial Estate is strategically located on the North Eastern Fringe of Bristol, with excellent access to Bristol, Bath and the M4 at Junction 18 and Junction 19.

LOCAL OCCUPIERS



COMMUNICATION

Avon Ring Road	2 miles	Swindon	31 miles
M4 J18	5 miles	Gloucester	35 miles
M32	5 miles	Cardiff	44 miles
Bristol City Centre	11 miles	Southampton	75 miles
Avonmouth Docks	17 miles	Exeter	86 miles
Bristol City Airport	17 miles	Birmingham	90 miles
Royal Portbury Docks	18 miles	London	110 miles

PLANNING

E, B2 and B8 use classes.

TERMS

The units are available by way of new FR&I leases on terms to be agreed.

EPC

Upon Application.

RENT

Upon Application.

FURTHER INFORMATION

Further information is available from the joint agents.



Chris Yates
07850 658 050
chris.yates@jll.com
Oliver Bird
0754 3304 942
oliver.bird@jll.com



Ed Rohleder
07775 115 969
ed.rohleder@knightfrank.com
Russell Crofts
07990 707 723
russell.crofts@knightfrank.com