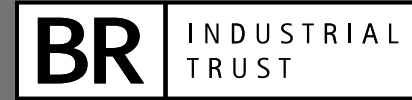


# unit 11

PUCKLECHURCH INDUSTRIAL ESTATE ■ BRISTOL ■ BS16 9QH



COMPETITIVE  
RENT & FLEXIBLE  
TERMS AVAILABLE



## Warehouse / Industrial Unit Up to 43,065 sq ft (4,000.87 sq m) **TO LET**

- Flexible sizes available
- Two storey ancillary offices
- Extensive loading / parking areas
- Established Industrial Estate
- Excellent motorway links
- 24hr access & security

# BRISTOL

# unit 11

PUCKLECHURCH INDUSTRIAL ESTATE ■ BRISTOL ■ BS16 9QH

## DESCRIPTION

Unit 11 provides a total of 43,065 sq ft and comprises 2 main warehouse bays, plus ancillary 2 storey office space of 5,082 sq ft.

The warehouse comprises of a steel truss frame roof, rooflights, LED lighting and 7 ground level loading doors. The eaves height is approx 5.5 metres. The office space is carpeted throughout and has lighting and heating. The property benefits from mains services including 3 phase power, water and drainage.

Externally, the property benefits from loading & parking space on 3 sides, and has the potential for a secure yard.



# BRISTOL



5.5M INTERNAL EAVES HEIGHT



TWO STOREY OFFICE ACCOMMODATION



LED LIGHTING



7 LOADING DOORS



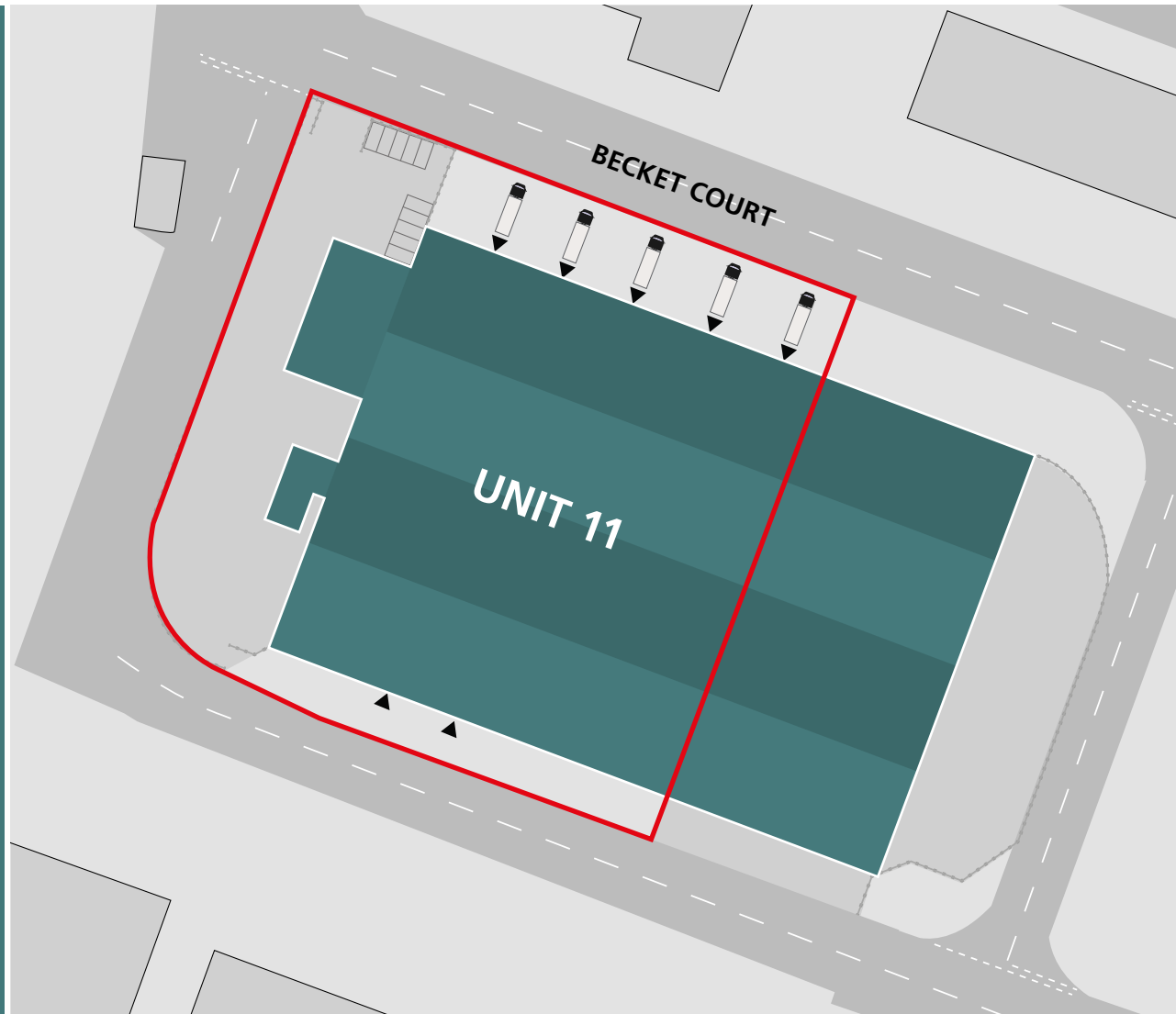
EXTERNAL STORAGE



POTENTIAL FOR SECURE YARD

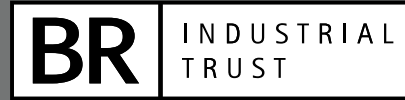
**ACCOMMODATION**

	SQ FT	SQ M
Warehouse (North Bay)	18,420	1,711.29
GF Staff Amenities	571	53.07
Warehouse (South Bay)	18,992	1,764.36
GF Offices	2,541	236.07
FF Offices	2,541	236.07
<b>TOTAL GIA</b>	<b>43,065</b>	<b>4,000.87</b>



# unit 11

PUCKLECHURCH INDUSTRIAL ESTATE ■ BRISTOL ■ BS16 9QH



## LOCATION

Pucklechurch Trading 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.

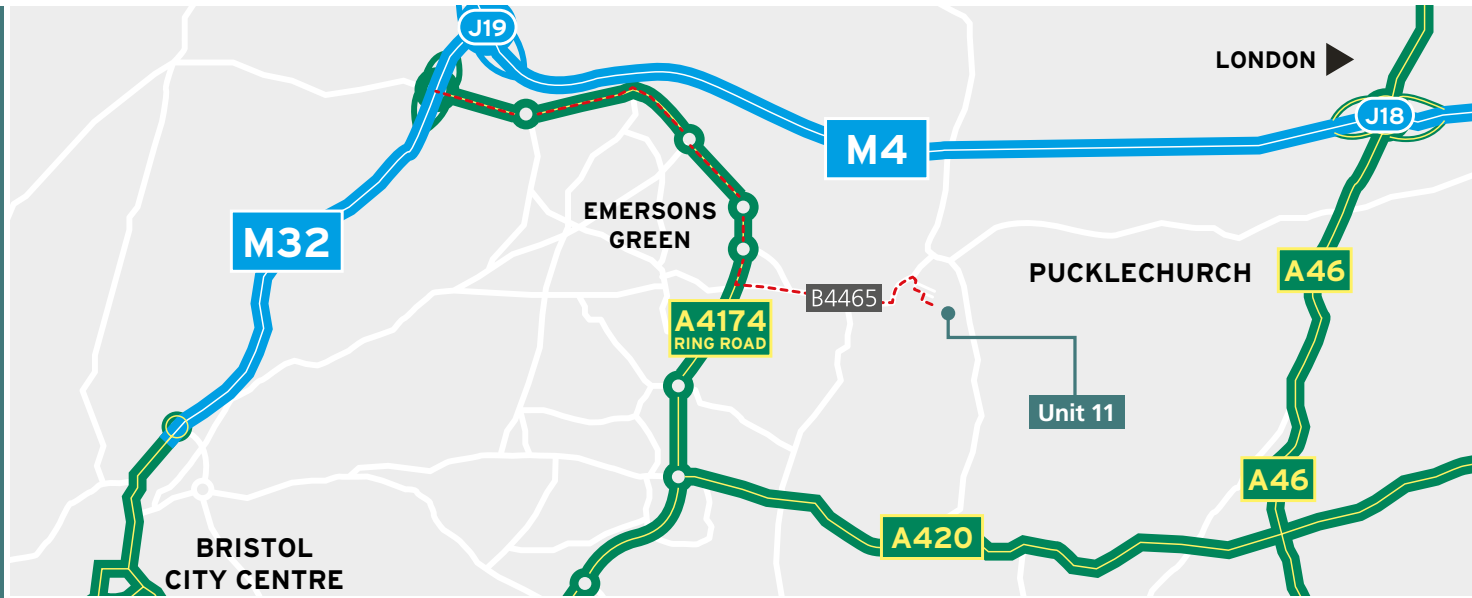
## COMMUNICATION

ROAD	MILES
Avon Ring Road	2
M4 J18	5
M4 J19	6
M32	7
Bristol	9
Bath	11

Source: Google Maps

## RATEABLE VALUE

For rates payable, please contact the agents.



## FURTHER INFORMATION

For more information and a full proposal, please contact:



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