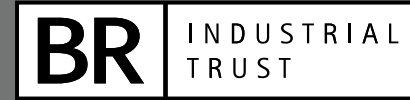


units 15 & 16

PUCKLECHURCH INDUSTRIAL ESTATE ■ BRISTOL ■ BS16 9QH



**TO BE
REFURBISHED**



Warehouse / Industrial Units 9,208 sq ft to 21,021 sq ft **TO LET**

- Low site coverage
- Two buildings on 1.87 acres
- Fully self-contained & secure site
- Excellent access to Avon Ring Road
- Site can be subdivided
- 25% site coverage

BRISTOL

units 15 & 16

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SPECIFICATION



7.7M EAVES HEIGHT



TWO STOREY OFFICES (UNIT 16)



2 LOADING DOORS (UNIT 15)



4 LOADING DOORS (UNIT 16)



24/7 SECURITY



360 DEGREE CIRCULATION



LARGE SECURE YARDS



LORRY PARKING (UNIT 15)

BRISTOL

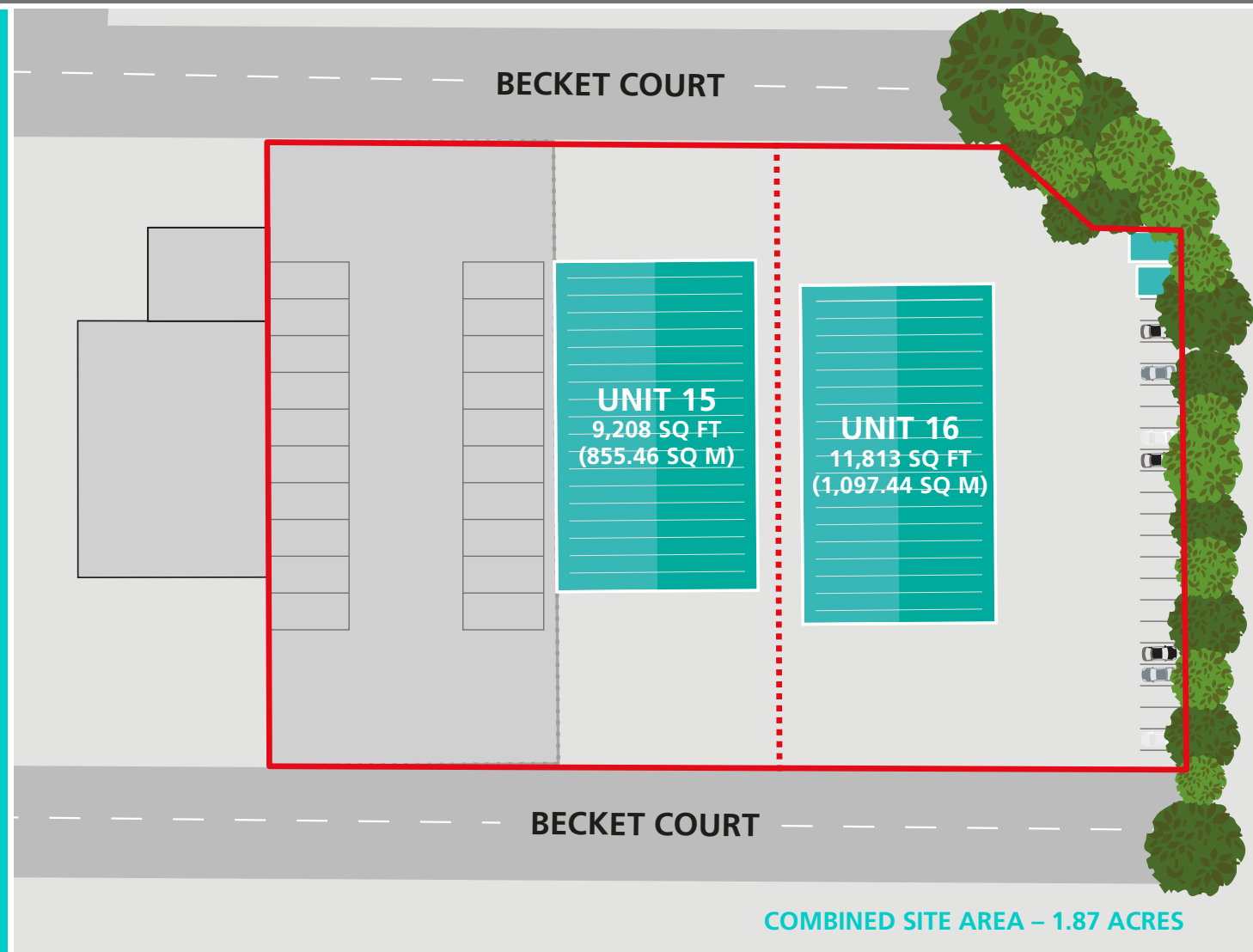
ACCOMMODATION

UNIT 16	SQ FT	SQ M
Warehouse	8,637	802.41
Ground Floor Office	1,364	126.71
First Floor Office	1,364	126.71
Mezzanine	448	41.60
TOTAL	11,813	1,097.44

UNIT 15	SQ FT	SQ M
Warehouse	9,208	855.46
TOTAL	9,208	855.46

COMBINED TOTAL 21,021 1,952.90

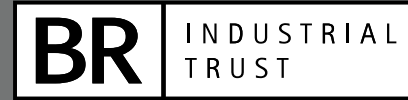
The units can be combined to create one large unit of 21,021 sq ft (1,952.90 sq m) with a total site area of 1.87 acres.



COMBINED SITE AREA – 1.87 ACRES

units 15 & 16

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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.

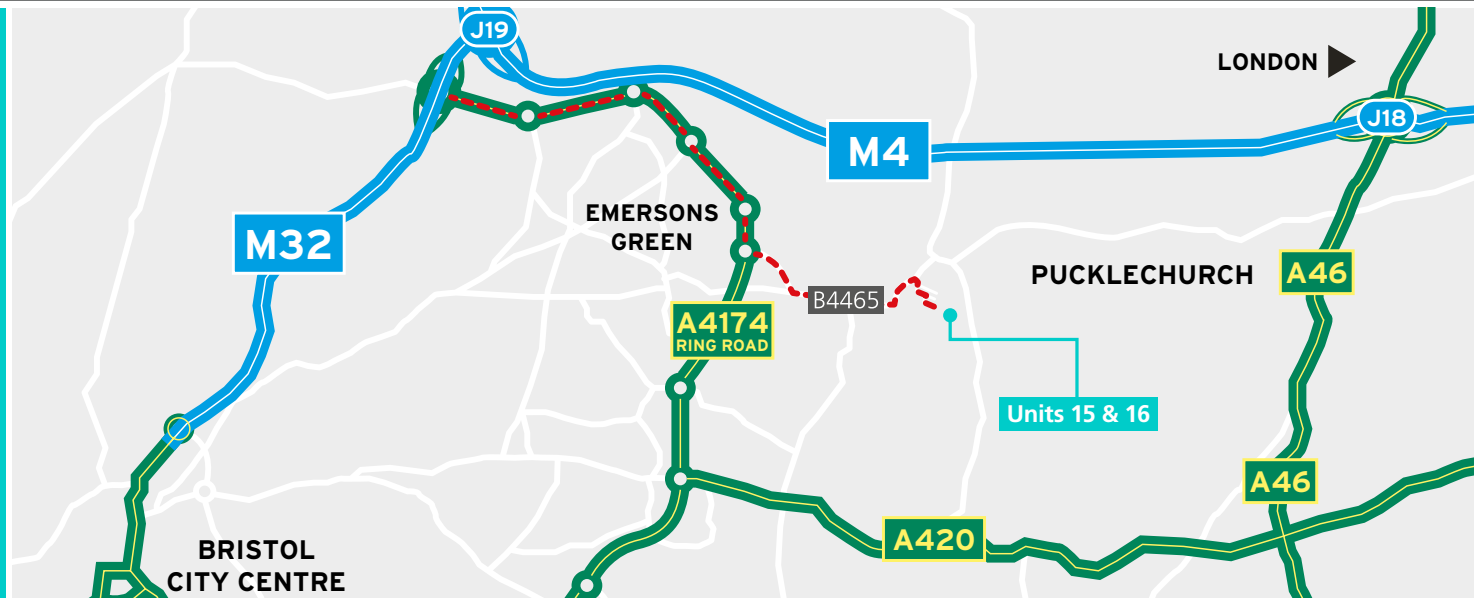
COMMUNICATION

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

Source: Google Maps

RATEABLE VALUE

The property has a rateable value of £76,500 and is described as "warehouse and premises". Interested parties should make their own enquiries to the billing authority.



FURTHER INFORMATION

Please contact the agents for further information:



Henry De Teissier
henry.deteissier@eu.jll.com

Giles Weir
giles.weir@eu.jll.com



Rhys Jones
rhys.jones@knightfrank.com

Russell Crofts
russell.crofts@knightfrank.com