

TO BE REFURBISHED



BEECHES
INDUSTRIAL ESTATE

WAVERLEY RD
YATE BS37 5QT

UNITS
15-18

FLEXIBLE INDUSTRIAL UNITS WITH SECURABLE YARDS

- ▶ ESTABLISHED INDUSTRIAL LOCATION
- ▶ EXCELLENT MOTORWAY ACCESS M4/M5/M32
- ▶ AVAILABLE INDIVIDUALLY OR COMBINED
- ▶ NEW INSULATED ROOF

- ▶ **TO LET**
- ▶ 5,995 - 23,944 SQ FT
(557 - 2,224 SQ M)
- ▶ TO BE REFURBISHED
- ▶ SECURABLE YARDS
AVAILABLE



Typical Internal shows unit 27-28

Units 15 and 16 are currently opened up to form a single unit with access to the east. Units 17 and 18 are individually split. There is flexibility to take the accommodation as a whole or in part

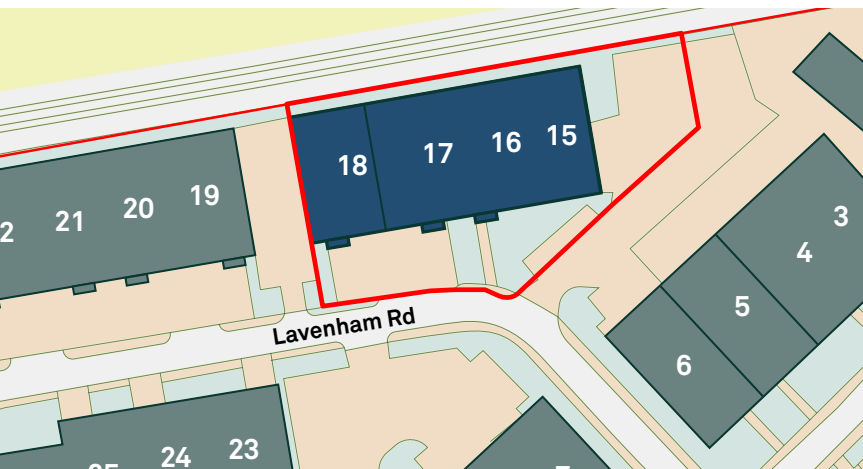
SPECIFICATION

- ▶ New insulated roof
- ▶ EV charging
- ▶ LED lighting throughout
- ▶ New loading doors
- ▶ Refurbished office space, WCs and kitchenettes
- ▶ Eaves height, approx 6m

ACCOMMODATION

UNIT	SQ FT	SQ M
15 & 16 (COMBINED)	11,954	1,111
17	5,995	557
18	5,995	557
TOTAL UNIT 15-18	23,944	2,224

Measured on a Gross Internal Area basis



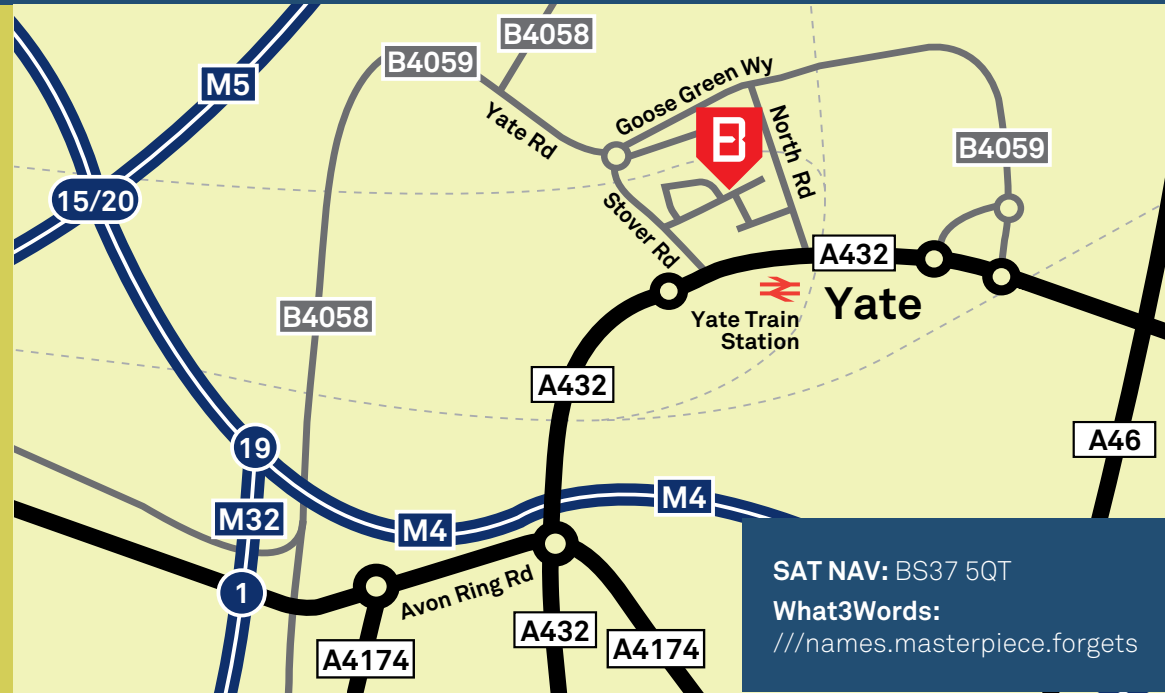


Yate is an important commercial centre in the South West, benefitting from exceptional local and national connectivity.

DRIVE TIMES

LOCATION	DISTANCE	TIME
A452	0.1 miles	< 1 min
M32 (J1)	6.2 miles	13 mins
M4 (J19)	6.9 miles	14 mins
M5 (J15)	10.2 miles	18 mins
Bristol City Centre	11.1 mile	20 mins
Bath	17.1 miles	35 mins
Swindon	33.3 miles	45 mins
Cheltenham	34.5 miles	45 mins
London	110 miles	110 mins

Measured on a Gross Internal Area basis



SAT NAV: BS37 5QT

What3Words:

///names.masterpiece.forgets

TENURE:

A new full repairing and insuring lease is available on terms to be agreed.

EPC RATING:

EPC to be reassessed post refurbishment.

RENT:

Upon application.

RATES:

Rateable value to be confirmed with agents.

SERVICE CHARGE:

A Service charge will be applicable to maintain the common areas of the estate.

LEGAL COSTS:

Each party is responsible for their own legal costs.

PLANNING:

We understand the property is suitable for E, B2 and B8 uses. Interested parties should make their own enquiries with the local planning authority.

ANTI-MONEY LAUNDERING:

The occupier will be required to submit documentation to satisfy anti-money laundering regulations.

VAT:

All figures are exclusive of VAT.

FURTHER INFORMATION

For further information please contact the agents below:

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