

AVAILABLE NOW

58



BEECHES
INDUSTRIAL ESTATE

WAVERLEY RD
YATE BS37 5QT

UNIT 58

FULLY REFURBISHED MID TERRACE UNIT

- ▶ ESTABLISHED INDUSTRIAL LOCATION
- ▶ EXCELLENT MOTORWAY ACCESS M4/M5/M32
- ▶ NEW INSULATED ROOF
- ▶ SHARED YARD TO REAR

- ▶ **TO LET**
- ▶ 2,122 SQ FT (197 SQ M)
- ▶ MODERN LIGHT INDUSTRIAL UNIT
- ▶ FULLY REFURBISHED

B | UNIT 58

FULLY REFURBISHED TERRACED UNIT



Unit 58 is a fully refurbished mid terraced industrial unit with allocated parking, kitchenette, office and WC facilities.

SPECIFICATION

- ▶ Fully refurbished
- ▶ New insulated roof
- ▶ LED lighting throughout
- ▶ Electric loading door
- ▶ Shared yard to rear
- ▶ Eaves height 4.3m

ACCOMMODATION

FLOOR	SQ FT	SQ M
WAREHOUSE	1,750	163
GROUND FLOOR OFFICE	372	34
TOTAL	2,122	197

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:

The EPC rating is C 73.

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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