



BEECHES
INDUSTRIAL ESTATE

**WAVERLEY ROAD
YATE BS37 5QZ**

UNIT
50

➤ **TO LET**

➤ HIGH QUALITY
WAREHOUSE/
PRODUCTION UNIT

➤ LARGE FORECOURT
AND PARKING AREA

➤ 6,715 SQ FT
(623.8 SQ M)

**THE REGION'S PREMIER INDUSTRIAL
AND WAREHOUSE LOCATION**

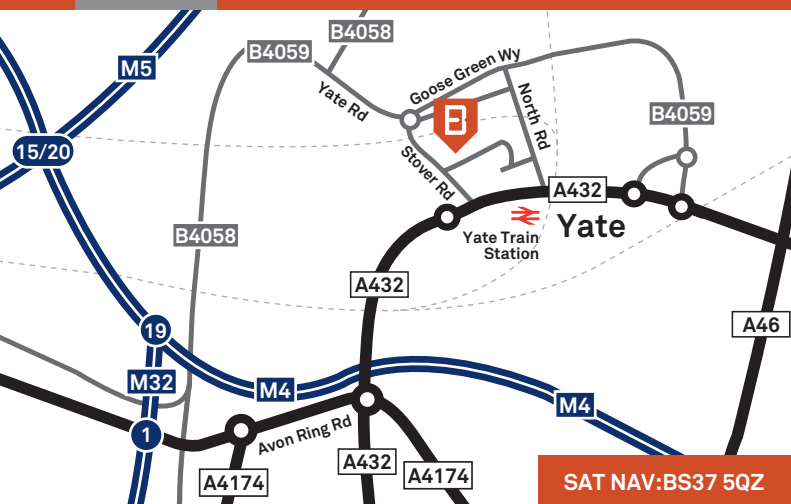
- ▶ ESTABLISHED INDUSTRIAL ESTATE
- ▶ EXCELLENT MOTORWAY ACCESS M4/M5/M32

- ▶ POTENTIAL FOR SECURE YARD
- ▶ OFFICE & WELFARE FACILITIES

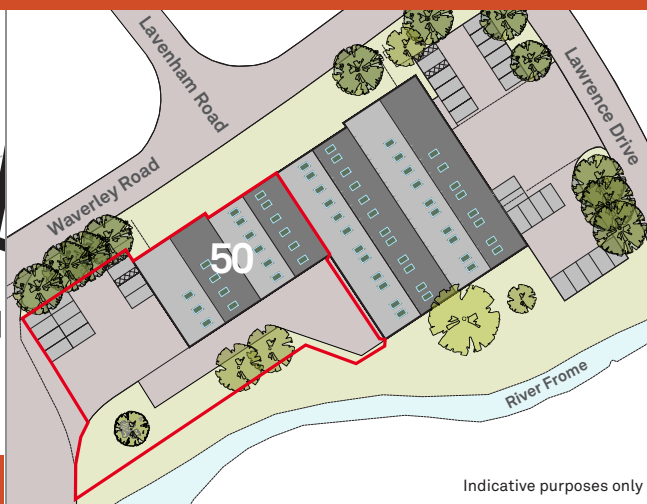


UNIT
50

EXCELLENT ACCESS TO M4/M5 AND THE M32



SAT NAV:BS37 5QZ



Indicative purposes only



- Modern, high quality unit
- Two storey office and welfare facilities
- LED lighting
- Potential for secure yard
- 6 metre eaves height

ACCOMMODATION

FLOOR	SQ FT	SQ M
WAREHOUSE	4,620	429.2
GROUND FLOOR OFFICE	1,071	99.5
FIRST FLOOR OFFICE	1,024	95.1
TOTAL	6,715	623.8

Measured on a Gross Internal Area basis

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

EPC RATING: Available upon application.

RENT: Upon application.

RATES: The property is to be assessed.

SERVICE CHARGE: A service charge will be applicable to maintain the common areas of the estate.

PLANNING: We understand the property is suitable for B1(c), B2 and B8 uses. Interested parties should make their own enquiries with the local planning authority.

LEGAL COSTS: Each party is responsible for their own legal costs.

VAT: All figures are exclusive of VAT.

VIEWINGS: For further information please contact the agents:



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