

READY TO
OCCUPY 2020



STOVER TRADING ESTATE

YATE BRISTOL BS37 5PB

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COMING SOON

**NEW TRADE COUNTER UNITS
FROM 2,402 SQ FT (223.2 SQ M) TO LET**

**GOOD ACCESS TO SOUTH GLOUCESTERSHIRE
AND NORTH BRISTOL**

**UNITS
M1 - M6**

STOVER TRADING ESTATE

A STRONG AND EXPANDING COMMERCIAL CENTRE WITHIN THE TRADE AND INDUSTRIAL MARKET



THE UNITS ARE LOCATED ON STOVER TRADING ESTATE SITUATED ON THE WESTERN OUTSKIRTS OF YATE

Stover Trading Estate is located in Yate, which is a strong and established commercial centre, approximately 5 miles north of Junctions 18 and 19 of the M4 motorway – allowing easy access to Bristol city centre and the national motorway network. Junction 14 of the M5 is also within easy reach.

The town's strategic location has established a strong reputation in the industrial and trade market, and has attracted a number of significant trade operators including Screwfix, Plumb Centre and Jewson. Yate Railway station is within easy walking distance and with the town centre less than a mile away, there is a wide range of facilities available.



4 MILES TO AVON
RING ROAD



5 MILES TO
J18 & J19 M4



8 MILES
TO J14 M5



ESTABLISHED
LOCAL OCCUPIERS



6 MINUTES WALK TO
YATE RAILWAY STATION

UNITS M1 - M6

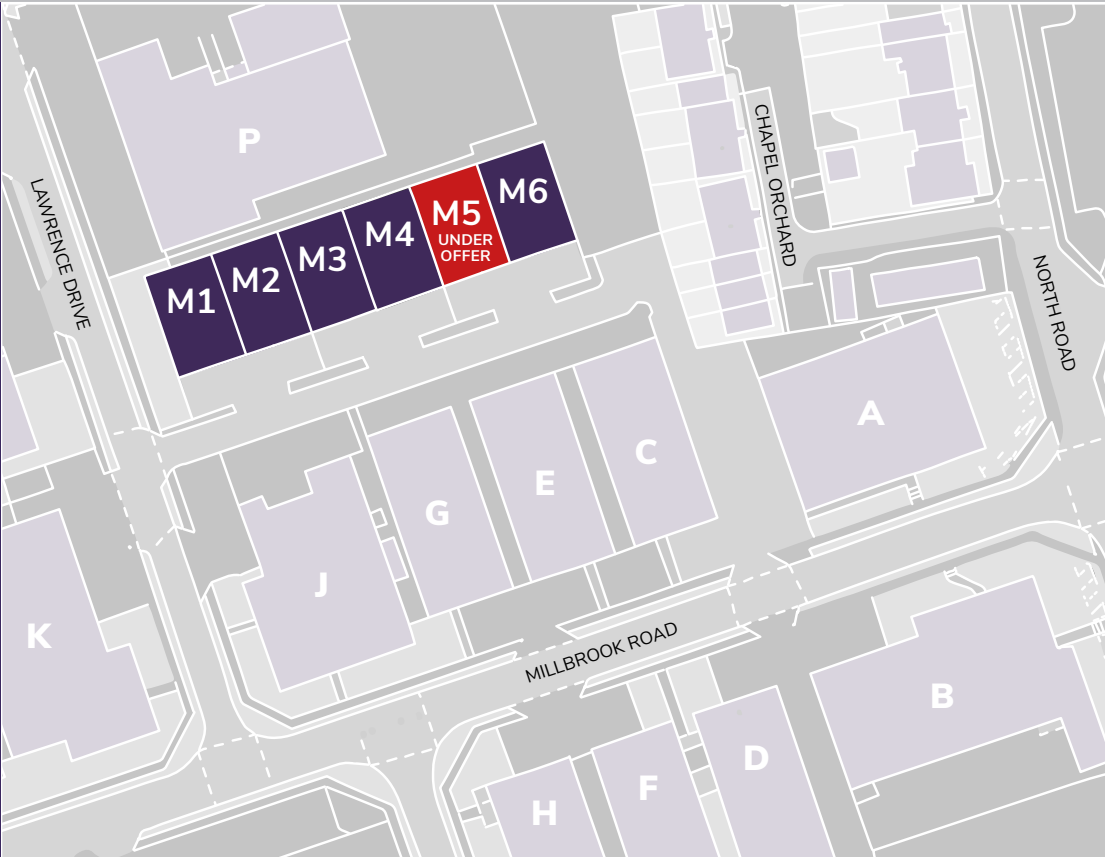
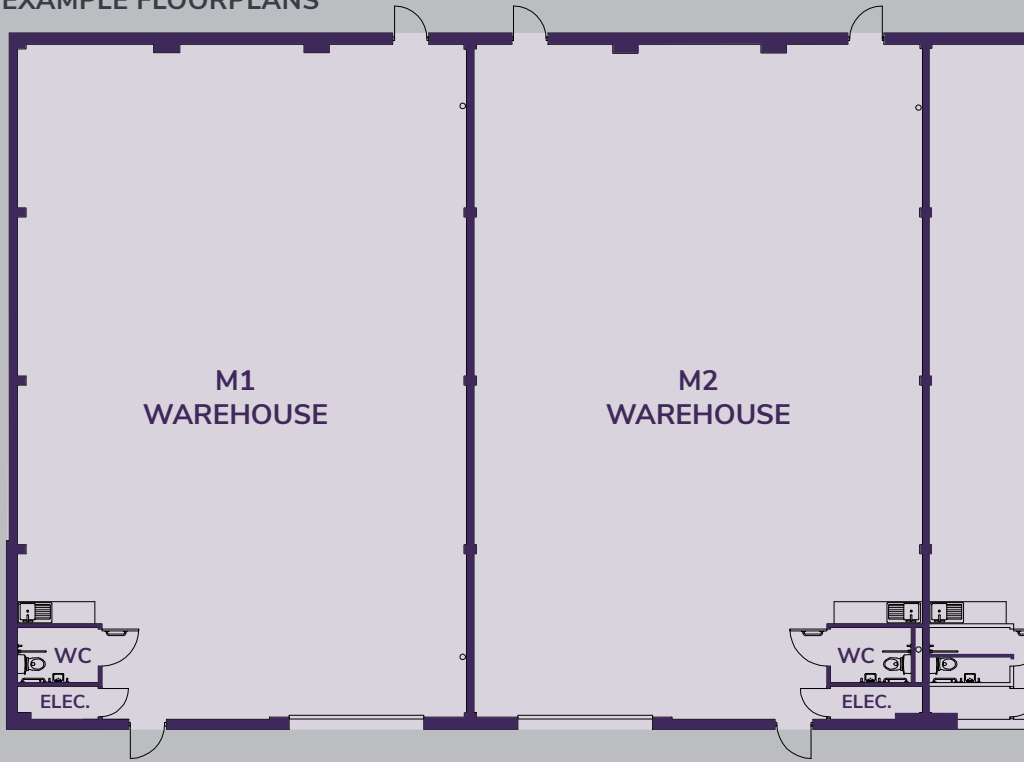
UNITS M1-M6 ARE A TERRACE
OF TRADE COUNTER UNITS
ALL UNDERGOING A MAJOR
REFURBISHMENT

*Units can be combined to suit occupiers requirements.

Units	Sq ft	Sq m
M1	2,404	223.36
M2	2,403	223.23
M3	2,406	223.55
M4	2,406	223.55
M5	2,403	223.23
M6	2,404	223.36

The property has been measured in accordance with the RICS Code of Measuring Practice (6th edition).


EXAMPLE FLOORPLANS



 3 PARKING
SPACES PER UNIT

 NEW ROOF

 FULLY RE-CLAD

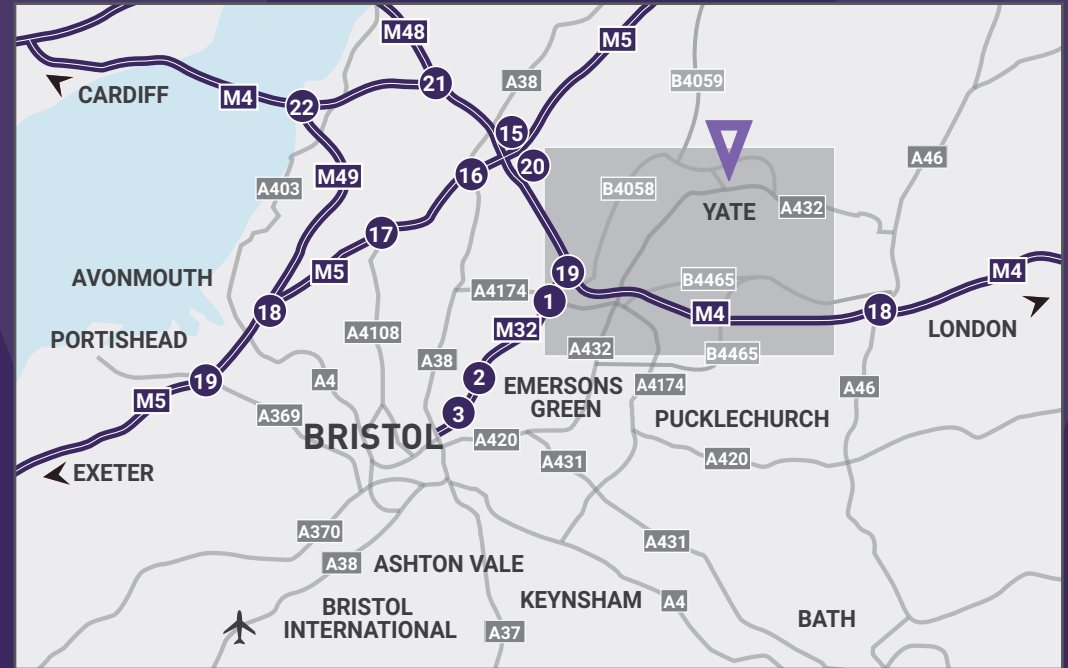
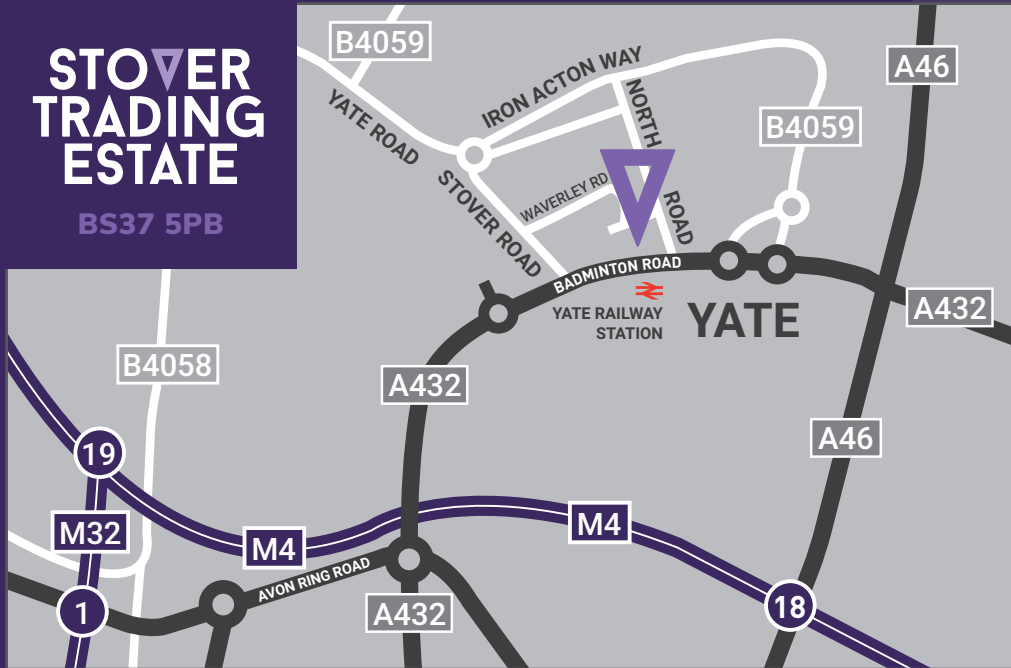
 10% SKYLIGHTS

 NEW WC'S

 NEW LOADING DOORS
AND ACCESS AREAS

STOVER TRADING ESTATE

BS37 5PB



SERVICES

There is a service charge payable for the maintenance and upkeep of common areas.

PLANNING / USE

The buildings benefit from B1, B2 and B8 use, however all interested parties are advised to make their own planning enquiries.

TENURE

The buildings are available to let on a new FRI leases for a term of years to be agreed.

RENT

Rent on Application

BUSINESS RATES

Interested parties are advised to make their own enquiries with the VOA.

ENERGY PERFORMANCE

The properties will be reassessed for EPC purposes following the refurbishment. For further information please contact the agents.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

VAT

All figures are exclusive of VAT if applicable.

ANTI MONEY LAUNDERING

The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.

VIEWINGS AND FURTHER INFORMATION

For further information or to arrange a viewing, please contact:



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