

▶ AVAILABLE TO OCCUPY Q1 2027



STOVER TRADING ESTATE

YATE BRISTOL BS37 5NZ

January 2021

TO LET

REFURBISHED, MODERN END TERRACE
TRADE COUNTER UNIT

2,433 SQ FT (226 SQ M)

UNIT M6

STOVER TRADING ESTATE

THE UNIT IS LOCATED ON STOVER TRADING ESTATE
SITUATED ON THE WESTERN OUTSKIRTS OF YATE.



EXCELLENT ACCESS TO SOUTH GLOUCESTERSHIRE & NORTH BRISTOL.

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

UNIT M6



INSULATED
STEEL ROOF



ELECTRIC
LOADING DOOR



10%
SKYLIGHTS



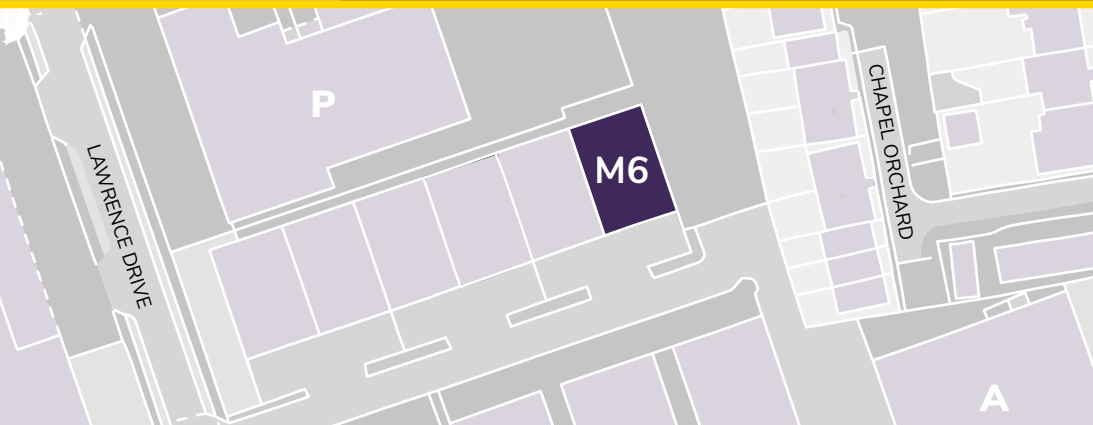
LED
LIGHTING



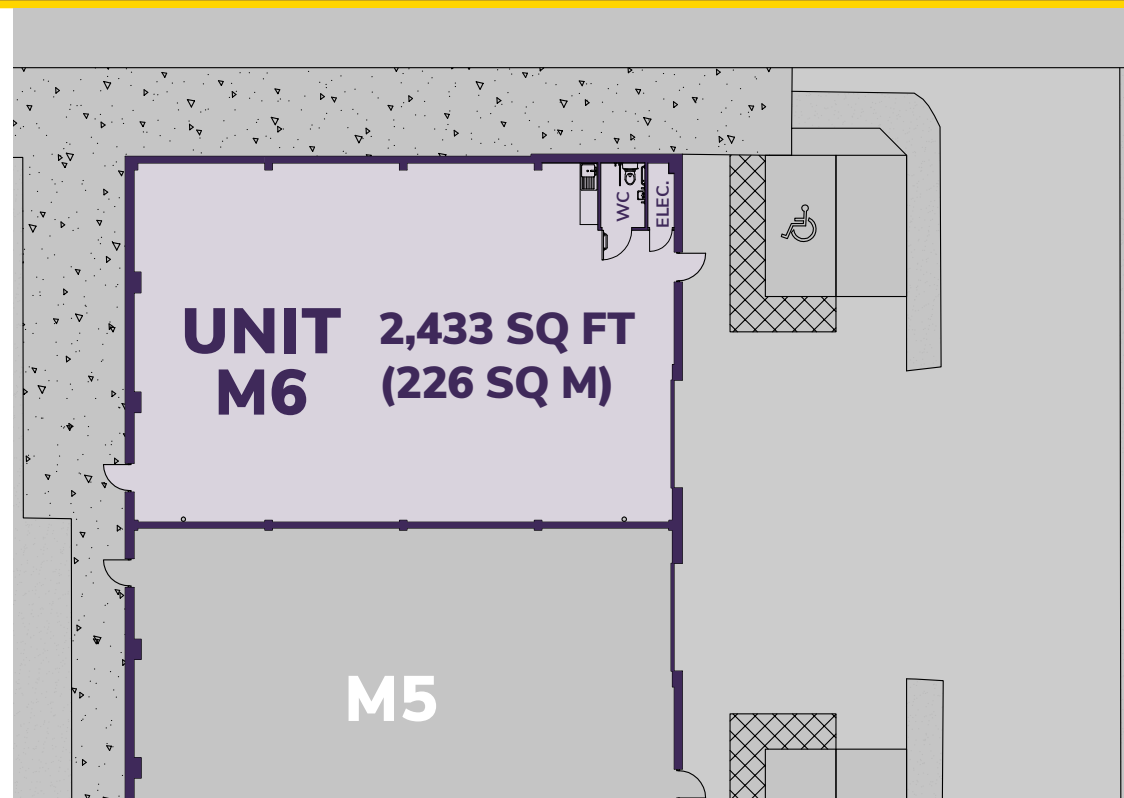
KITCHENETTE &
MODERN WC'S



2 CAR PARKING
SPACES



Typical M Terrace Internal. January 2021



UNIT M6 IS A MODERN END OF TERRACE
LIGHT INDUSTRIAL UNIT WHICH IS TO
BE COMPREHENSIVELY REFURBISHED.

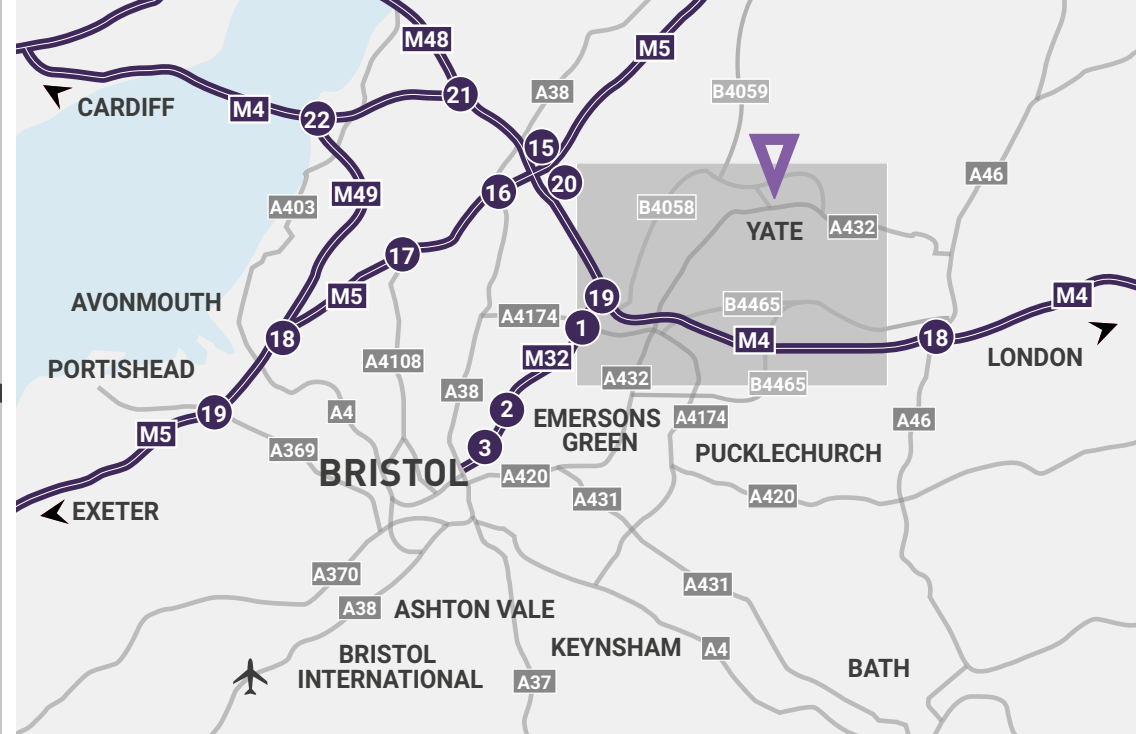
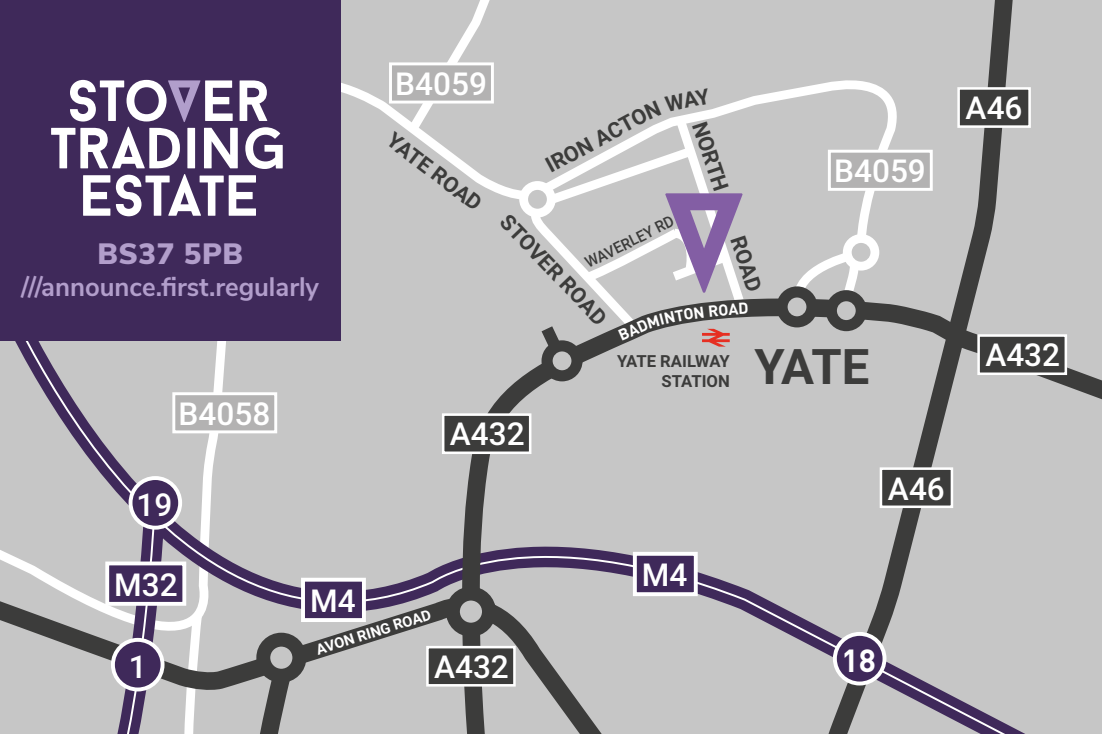
UNITS M6



STOVER TRADING ESTATE

BS37 5PB

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SERVICES

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

PLANNING / USE

The buildings benefit from E(g)(iii), 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

The property has a ratable value of £22,750. For further information please contact the agents.

ENERGY PERFORMANCE

The property has an EPC rating of B. 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:



Tom Park
07966 252 816
Thomas.Park@knightfrank.com

Ed Rohleder
07775 115 969
Ed.Rohleder@knightfrank.com



Sophie Parsons
07709 507 300
Sophie.Parsons@jll.com

Oliver Bird
0754 330 4942
Oliver.Bird@jll.com

WWW.STOVERTRADINGESTATE.CO.UK

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