

AVAILABLE Q2 2026

60



BEECHES
INDUSTRIAL ESTATE

WAVERLEY RD
YATE BS37 5QT

UNIT 60

**TO BE FULLY REFURBISHED
MID TERRACE UNIT**

TO LET

2,177 SQ FT
(202 SQ M)

MODERN LIGHT
INDUSTRIAL UNIT

HIGH SPECIFICATION
REFURB

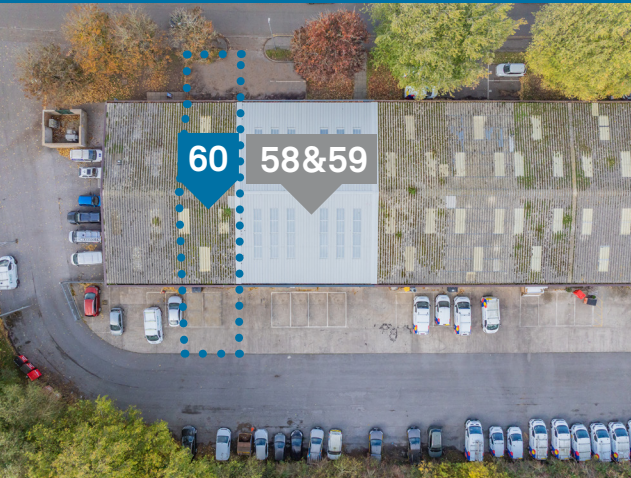
- ▶ ESTABLISHED INDUSTRIAL LOCATION
- ▶ EXCELLENT MOTORWAY ACCESS M4/M5/M32

- ▶ NEW INSULATED ROOF
- ▶ SHARED YARD TO REAR

B | UNIT 60

FULLY REFURBISHED TERRACED UNIT

Unit 60 will be refurbished to the same standard as units 58 & 59.



Unit 60 is a mid terraced industrial unit which is under going a full refurbishment. It benefits from allocated parking, a kitchnette, office and WC facilities.

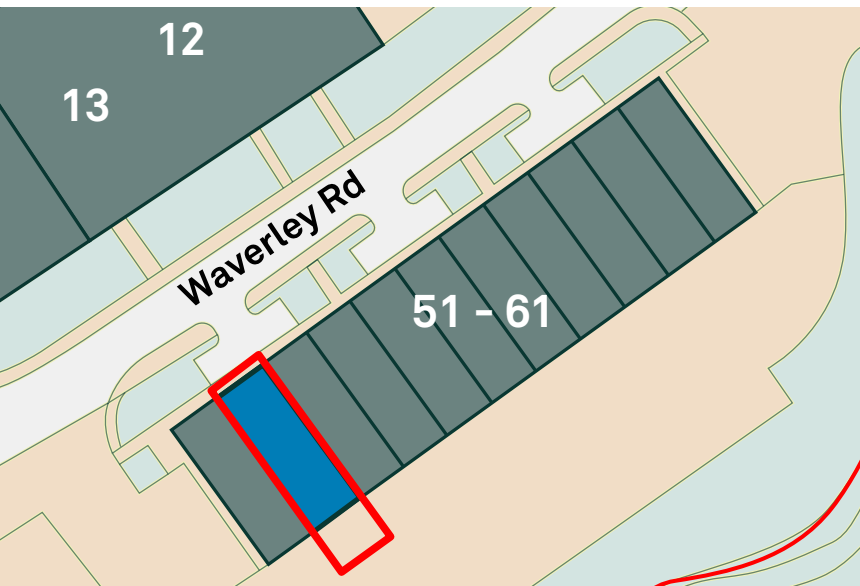
SPECIFICATION

- ▶ Office redecoration
- ▶ New electric loading door
- ▶ New insulated roof
- ▶ Shared yard to rear
- ▶ LED lighting throughout
- ▶ Eaves height 4.3m
- ▶ 2x WCs
- ▶ 15% roof lights

ACCOMMODATION

FLOOR	SQ FT	SQ M
WAREHOUSE	1,807	168
GROUND FLOOR OFFICE	370	34
TOTAL	2,177	202

Measured on a Gross Internal Area basis



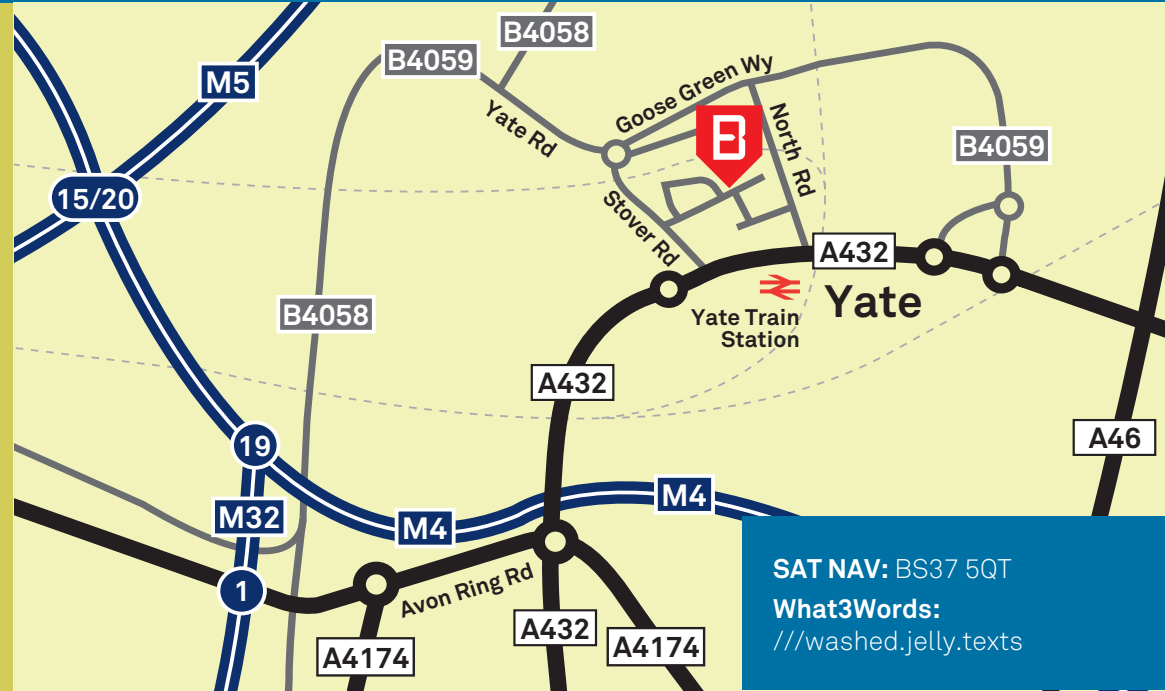
Indicative post refurbishment photos from unit 58



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



SAT NAV: BS37 5QT
What3Words:
///washed.jelly.texts

TENURE:

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

EPC RATING:

The EPC rating is available upon request.

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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