



STOVER TRADING ESTATE

YATE BRISTOL BS37 5NZ

▶ AVAILABLE TO OCCUPY Q4 2026

**TO
LET**

**TWO BRAND NEW DETACHED INDUSTRIAL
WAREHOUSES WITH LARGE SECURE YARDS
22,000 SQ FT & 44,000 SQ FT**

**UNITS
K&N**

STOVER TRADING ESTATE

THE UNITS ARE 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

UNITS K&N



8M CLEAR
EAVES HEIGHT



LEVEL ACCESS
LOADING DOORS



SOLAR PV
178 KWP ARRAY
TOTAL SUM ACROSS BOTH UNITS



EV CHARGING
PROVISION



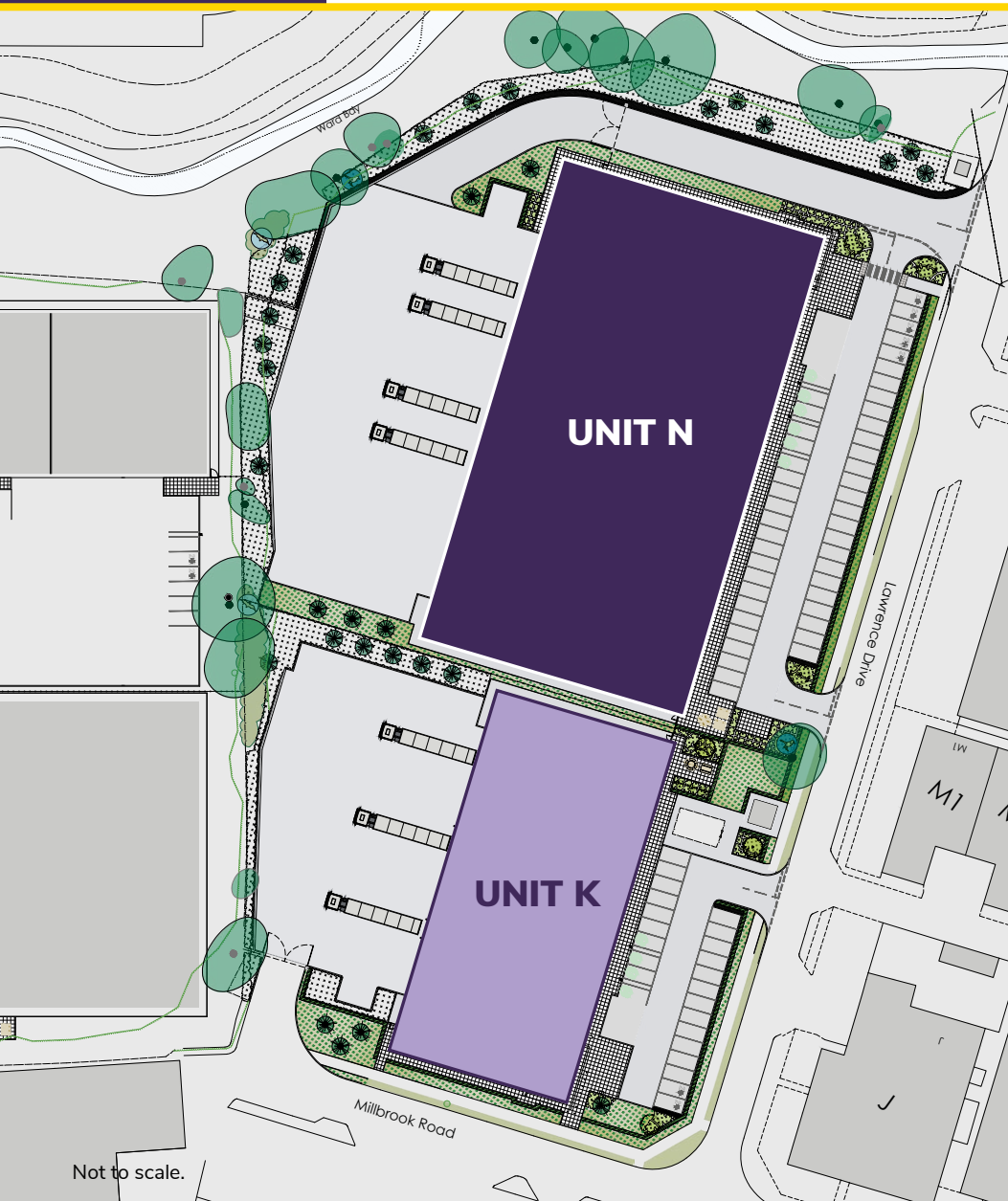
FIRST FLOOR
OFFICES









35M YARD
DEPTH



THE UNITS WILL BENEFIT FROM AN EXCELLENT SPECIFICATION, TARGETING EPC 'A' AND BREEAM 'OUTSTANDING'.



- ▷ Clear internal height of 8.00m to haunch underside.
- ▷ Reinforced concrete ground slab with power floated finish (FM1 classification).
- ▷ 10% triple-skinned roof lights.
- ▷ Electronically operated and insulated level access loading doors (4m (width) x 5m (height)).
- ▷ Fitted first floor office / ancillary - specification including raised access floors, suspended ceilings, WCs and passenger lift access.
- ▷ Tarmacadam car parking with permeable block paving to parking spaces.
- ▷ Cycle shelters to each unit.
- ▷ EV charging points with ductwork for 100% coverage and a minimum 20% of all spaces having charging points.

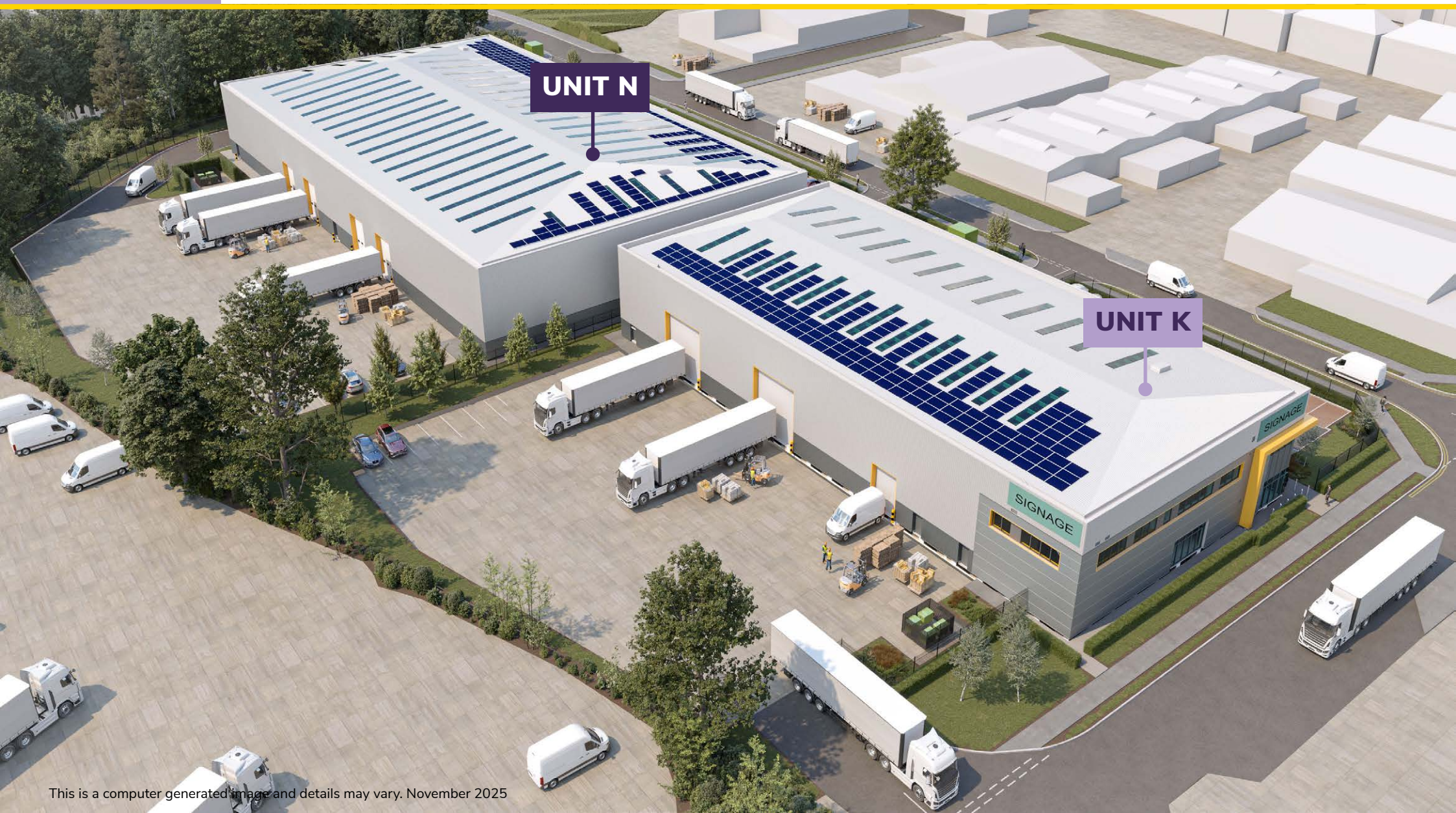
	Unit N	Unit K
 Yard Depths (m)	35m	35m
 Loading Doors	4	3
 Eaves Height (m)	8m	8m
 Parking Spaces	51	26
 EV Charging Spaces	6	4
 Power (kVA)	328kVA	164kVA
 Floor Loading (KN/m2)	50KN/m2	50KN/m2

UNITS K&N

Unit N	Sq Ft	Sq M
Warehouse & Core	40,000	3,716
FF Offices	4,000	372
Total	44,000	4,088

Unit K	Sq Ft	Sq M
Warehouse & Core	20,000	1,858
FF Offices	2,000	186
Total	22,000	2,044

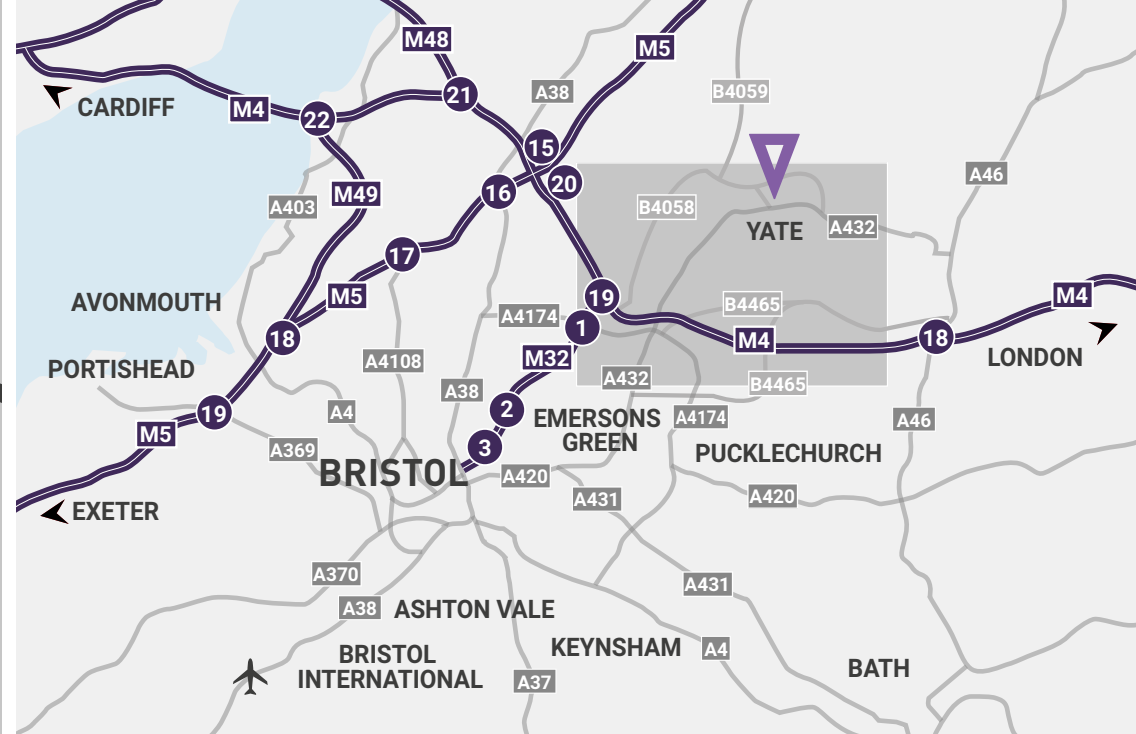
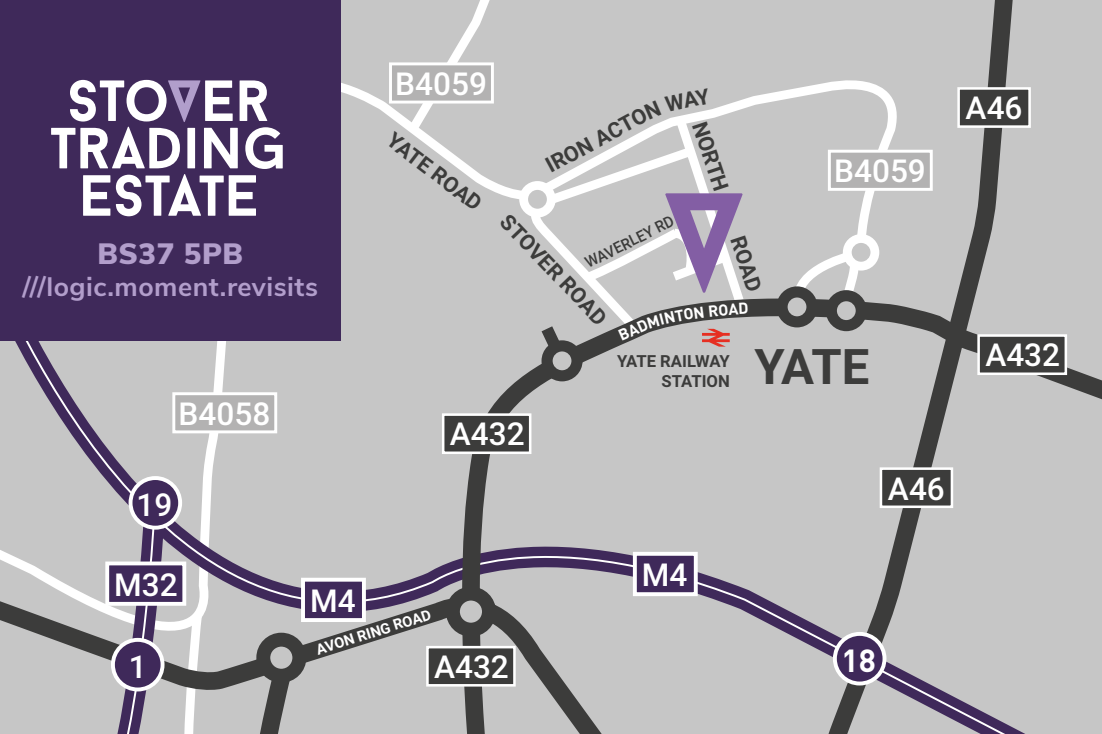
The floor areas stated reflect the proposed gross internal areas in accordance with the RICS Code of Measuring Practice (6th edition).



STOVER TRADING ESTATE

BS37 5PB

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SERVICES

All units will be connected to mains water, electricity and foul drainage.

PLANNING / USE

The units benefit from B2 (manufacturing), E (g)ii (R&D) and E (g)iii (industrial processes) uses. There is potential to accommodate B8 (storage and distribution) users. Contact the agents to discuss.

TENURE

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

RENT

Rent on application.

BUSINESS RATES

Business rates to be assessed upon completion of the new build works.

ENERGY PERFORMANCE

The units are targeting an EPC rating of A and a BREEAM rating of 'Outstanding'.

LEGAL COSTS

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

VAT

All figures are exclusive of VAT if applicable.

SERVICE CHARGE

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

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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