



7 Badminton Court, Station Road, Yate BS37 5HZ

TO LET

Open plan, self-contained office unit

**1,876 Sq Ft
(174 Sq M)**

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DESCRIPTION

The premises comprise two storey self-contained office accommodation with brick elevations under a pitched slate tiled roof. Internally the offices are finished to an excellent standard including suspending ceilings, recessed lighting, air conditioning, perimeter trunking, kitchenette, WC facilities and shower facilities. There are 6 car parking spaces allocated to the unit.

- ✓ New lease available
- ✓ Self-contained over ground and first floor
- ✓ To be refurbished throughout
- ✓ Suspended ceiling with recessed lighting
- ✓ Air conditioning
- ✓ 6 car parking spaces

LOCATION

Badminton Court is located on the A432 next to Yate train station, and just a short walk from the town centre. The property lies approximately 6 miles north of Bristol City Centre and has excellent access to North Bristol and the M4 junction 19, via the B4058 and the A432. The unit comprises part of a courtyard scheme which is home to a variety of other office occupiers.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Ground Floor	900	84
First Floor	976	91
Total	1,876	174

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

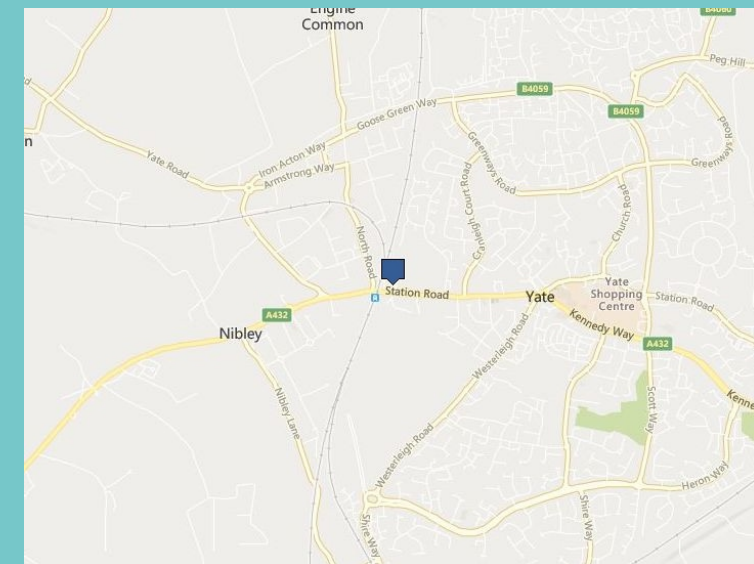
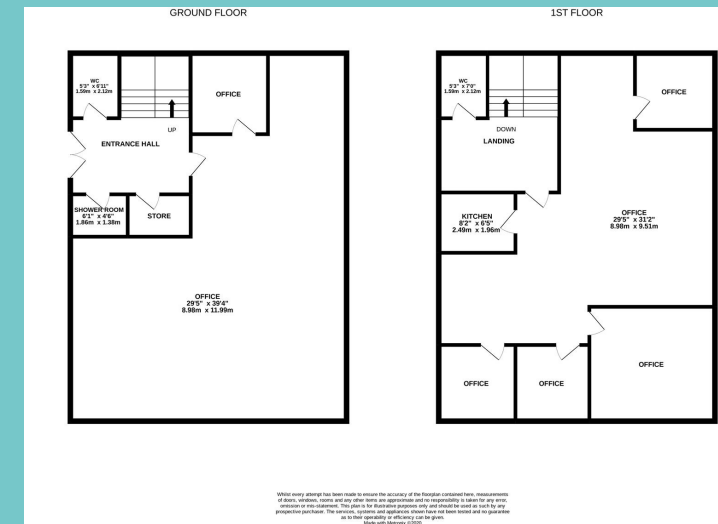
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

The unit is available by way of a new lease direct from the landlord for a term of years to be agreed at a quoting rent of £13.00psf per annum exclusive.

EPC

D92



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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