



BEECHES
INDUSTRIAL ESTATE

WAVERLEY RD
YATE BS37 5QT

UNIT 2

**FULLY REFURBISHED INDUSTRIAL
UNIT WITH LARGE SECURE YARD**

- ESTABLISHED INDUSTRIAL LOCATION
- EXCELLENT MOTORWAY ACCESS M4/M5/M32
- SELF CONTAINED
- NEW ROOF TO BE INSTALLED

TO LET

11,763 SQ FT
(1,093 SQ M)

TO BE REFURBISHED

WAREHOUSE /
PRODUCTION UNIT

B | UNIT 2

SELF CONTAINED UNIT TO BE REFURBISHED



Typical Internal shows unit 7-8

Unit 2 is a self-contained unit with a large secure yard and parking area, scheduled for refurbishment.

SPECIFICATION

- Self contained unit
- New roof to be installed
- LED lighting throughout
- 3x Electric loading doors
- Large 0.3 acre secure yard
- Eaves apex height – 5.67m

ACCOMMODATION

FLOOR	SQ FT	SQ M
WAREHOUSE	10,203	948
GROUND FLOOR OFFICE	1,560	145
TOTAL	11,763	1,093

Measured on a Gross Internal Area basis



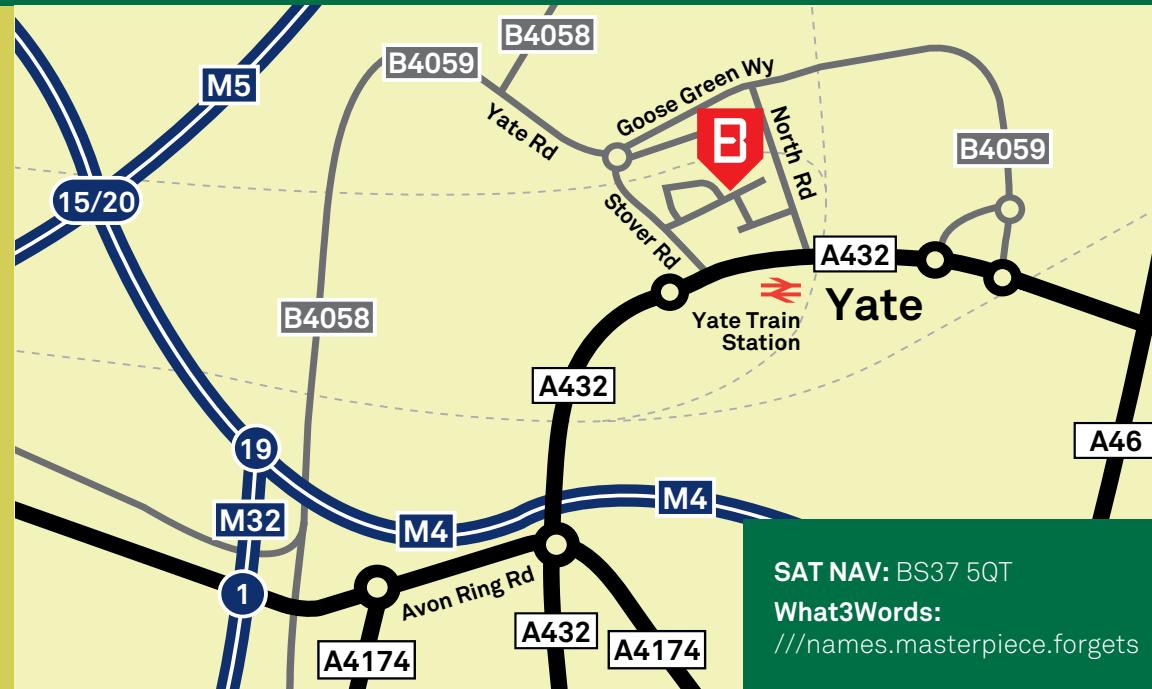


Yate is an important commercial centre in the South West, benefitting from exceptional local and national connectivity.

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

Measured on a Gross Internal Area basis



TENURE:

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

EPC RATING:

EPC to be reassessed post refurbishment.

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.

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by JLL in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither JLL nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Subject to contract. JANUARY 2026

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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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