

# Manufacturing Premises, Station Road, Yate

SOUTH GLOUCESTERSHIRE, BS37 5HR

14.1 ACRE SITE AND MANUFACTURING PREMISES AVAILABLE - ALL ENQUIRIES



**savills**

## LOCATION

Strategically located to the west of Yate, the 5.7-hectare (14.1-acre) site on Station Road (A432) offers great accessibility and amenities. Formerly a hub for WWI military aircraft repair and WWII manufacturing—and most recently used for modern appliance production—the site is now available as a whole or part to lease.

Bounded by the railway to the west and screened by trees to the north and east, the site provides approximately 26,176 sq m (281,758 sq ft) of GIA across several industrial buildings. This established employment site features exceptional connectivity, situated immediately adjacent to Yate Railway Station and just 5 miles from the M4 (Junctions 18 and 19).

Local occupiers include FedEx, Screwfix, Jewson, Greggs and Euro-coaches.



## DESCRIPTION

The property comprises a 1960's large industrial building of predominantly steel-frame construction with brick and profiled metal-clad elevations. Internally, it provides extensive open-plan accommodation with high ceiling heights, wide structural spans and reinforced concrete floors suitable for heavy industrial use.

The building includes ancillary office, welfare, plant and mezzanine areas, offering flexibility for reconfiguration or removal. Overall, it represents a robust and adaptable industrial asset with significant potential for refurbishment or alternative use, subject to consent.

## ACCOMODATION

Warehouse 1		
	Size (Sq. ft)	Size (Sq. M)
Warehouse	121,075	11,248.22
Mezzanine (Offices and Canteen)	20,425	1,897.52
<b>Total</b>	<b>141,500</b>	<b>13,145.7</b>



Warehouse 2		
	Size (Sq. ft)	Size (Sq. M)
Warehouse	101,364	9,417.06
Mezzanine (Offices and Canteen)	700	65.03
<b>Total</b>	<b>102,064</b>	<b>9,482.09</b>



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## TERMS

The property is available on an all enquiries basis, please get in touch with Savills for further information.

## EPC

EPCs for the site are available upon request

## BUSINESS RATES

The current rateable value (1 April 2023 to present) for the premises is £490,000. Therefore, the Rates Payable for the year 2025/26 is approximately £271,950 (based on the UBR of 0.555).

## LEGAL COSTS

Both parties are to bear their own legal costs

## VAT

The property is inclusive of VAT.

## VIEWING

Please contact Savills to arrange a viewing

## CONTACT

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