

Manufacturing Premises, Station Road, Yate

SOUTH GLOUCESTERSHIRE, BS37 5HR

14.1 ACRE SITE AND MANUFACTURING PREMISES AVAILABLE - ALL ENQUIRIES



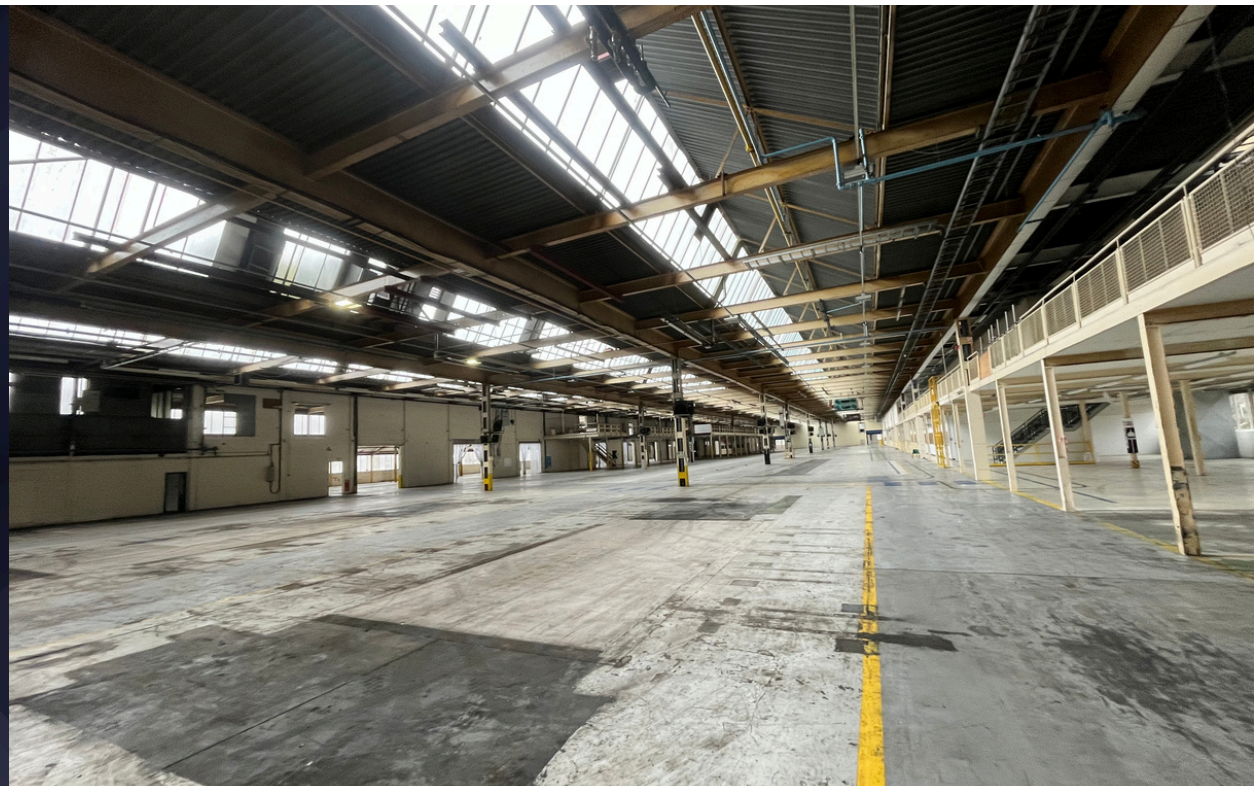
savills

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.

Station Road Yate, BS37 5HR

ACCOMODATION

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



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



Station Road

Yate, BS37 5HR



IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Designed and produced by Savills Marketing: 020 7499 8644 | 19.01.2026

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

For further information please contact:

Robert Cleeves

Director
rcleeves@savills.com
07970 494 371

Jack Davies

Director
jack.davies@savills.com
07901 853 503

Niamh O'Donnell

Apprentice Surveyor
niamh.odonnell@savills.com
07977 567 297

savills