

Units 11 & 12, Apollo Park

YATE, BS37 5AH

Industrial/ Warehouse Units Available to Lease



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KEY HIGHLIGHTS

- Two detached industrial / warehouse units built 2016/17
- Steel portal frame construction, full-height steel cladding
- Available together or separately – flexible to occupier needs
- Eaves height approx. 8.4m
- Substantial shared yard, approx. 28m depth
- Secure, independent gated access to each unit
- Neighbours include Howdens, Kwik Fit, Greggs & City Plumbing

DESCRIPTION

The property comprises two detached units constructed in 2016/17, built around steel portal frames with full height sheet steel cladding.

Unit 11 offers an eaves height of approximately 8.4m and incorporates a two-storey office and reception area. The office accommodation features exposed ceilings, and the unit benefits from two roller shutter doors and approximately 15% roof lights.

Unit 12 is similar in specification offering two full height roller shutter doors. The unit has been extensively fitted out at ground floor to provide showroom, workshop, canteen, and ancillary accommodation. The warehouse currently includes a three-storey mezzanine with an integral goods lift, which we understand will be retained by the tenant.

Externally, both units share a substantial yard/circulation and parking areas with a depth of approximately 28m, and each unit benefits from its own secure gated access. Can be let independently or combined.

LOCATION

The units are strategically located at Apollo Park in Yate, a well-established commercial location to the northeast of Bristol, sitting within a tightly-held trade and industrial pitch.

The area benefits from excellent connectivity, with easy access to the Bristol Road and A432, providing access to the Bristol ring road A4174, J1 M32 and immediate access to J19 M4. To the north, J14 M5 is approximately 10 miles via the B4509. Yate town centre is 2 miles to the east, with Bristol city centre approximately 10 miles to the southwest via the M32.

The property also benefits from a range of nearby amenities, including Howdens, Kwik Fit, Greggs and City Plumbing.





ACCOMMODATION

Unit 11

Floor Area	Sq Ft	Sq M
Warehouse	14,897	1,384
First Floor Offices	2,960	249.9
Subtitle Total	17,587	1,633.9

Unit 12

Floor Area	Sq Ft	Sq M
Warehouse	18,767	1,743.5
First Floor Offices	3,746	348.01
Subtitle Total	22,513	2,901.6

**Measured using gross external areas*

EPC

- Unit 11 currently has an EPC rating of 37B which are valid until 14th March 2034.
- Unit 12 currently has an EPC rating of 36B which are valid until 14th March 2034.

BUSINESS RATES

We have reviewed the VOA website and have established the following: Units 11 & 12 have a combined rateable value of £282,500 which has been valid since 1st April 2026.

VIEWINGS

Please contacts Savills, or our joint agents Colliers and Lambert Smith Hampton.

CONTACT

For further information please contact:

**Robert Cleeves**

Director
RCleaves@savills.com
07970 494 371

Alex Van Den Bogerd

Director
Alex.VanDenBogerd@colliers.com
07902 702 882

Niamh O'Donnell

Apprentice
Niamh.odonnell@savills.com
07977 567 297

Tom Harker

Director
THarker@lsh.co.uk
07702 884 405



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