

**TO BE REFURBISHED**



# STOVER TRADING ESTATE

YATE BRISTOL BS37 5PB

October 2021

**WAREHOUSE /  
TRADE COUNTER  
UNIT TO LET**

**DETACHED TRADE COUNTER/WAREHOUSE UNIT  
WITH PROMINENT ROAD FRONTAGE  
5,467 SQ FT (507.8 SQ M) TO LET**

**GOOD ACCESS TO SOUTH GLOUCESTERSHIRE  
AND NORTH BRISTOL**

# UNIT C



# STOVER TRADING ESTATE

## A STRONG AND EXPANDING COMMERCIAL CENTRE WITHIN THE TRADE AND INDUSTRIAL MARKET



### THE UNITS ARE LOCATED ON STOVER TRADING ESTATE SITUATED ON THE WESTERN OUTSKIRTS OF YATE

Stover Trading Estate is located in Yate, which is a strong and established commercial centre, approximately 5 miles north of Junctions 18 and 19 of the M4 motorway – allowing easy access to Bristol city centre and the national motorway network. Junction 14 of the M5 is also within easy reach.

The town's strategic location has established a strong reputation in the industrial and trade market, and has attracted a number of significant trade operators including Screwfix, Plumb Centre and Jewson. Yate Railway station is within easy walking distance and with the town centre less than a mile away, there is a wide range of facilities available.



4 MILES TO AVON  
RING ROAD



5 MILES TO  
J18 & J19 M4



8 MILES  
TO J14 M5



ESTABLISHED  
LOCAL OCCUPIERS



6 MINUTES WALK TO  
YATE RAILWAY STATION

# UNIT C

UNIT C IS A DETACHED WAREHOUSE / TRADE COUNTER UNIT WITH PROMINENT ROAD FRONTAGE.

Unit C	Sq Ft	Sq M
Warehouse	4,928	457.79
Ground Floor Office & Amenities	539	50.06
<b>Total</b>	<b>5,467</b>	<b>507.85</b>

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th edition), and provide the above gross internal areas.

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**STEEL PORTAL FRAME CONSTRUCTION**



**LEVEL ACCESS LOADING DOOR (3.65M WIDE X 3.69M HIGH)**



**PARKING FOR APPROX. 4 CARS WITH LOADING AREA**



**PITCHED ROOF INCORPORATING ROOF LIGHTS**



**OFFICE ACCOMMODATION & KITCHENETTE**

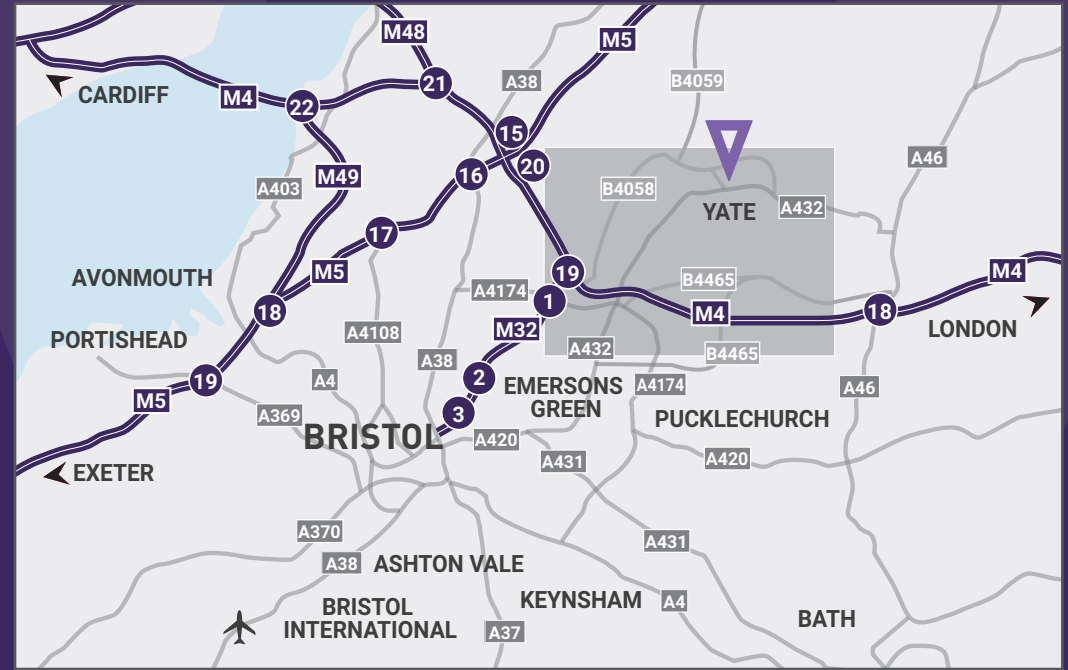
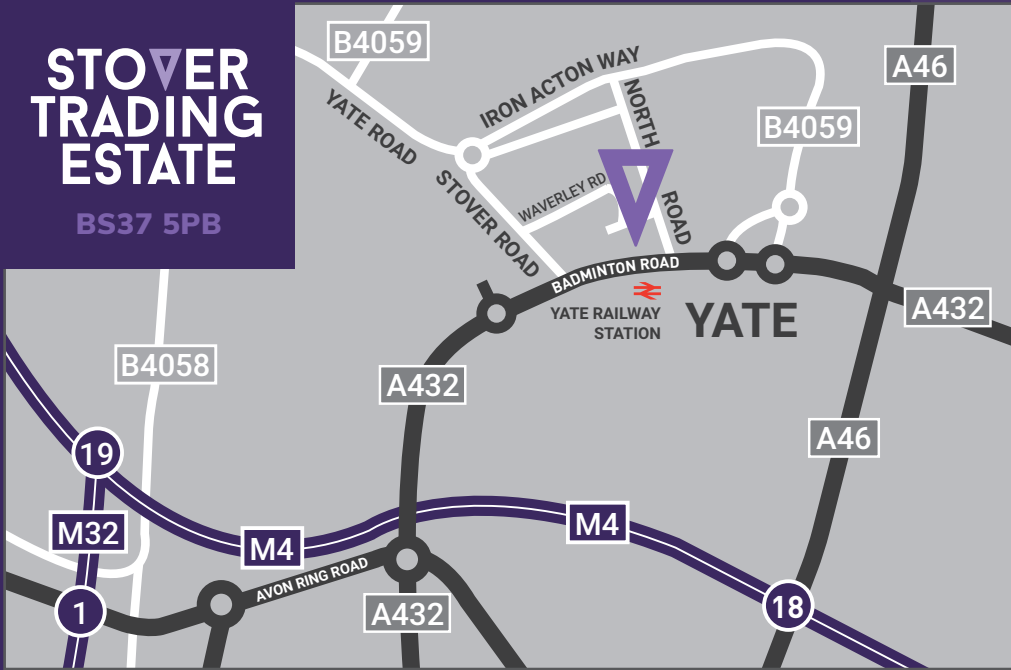


**PROMINENTLY POSITIONED AT ESTATE ENTRANCE**



# STOVER TRADING ESTATE

BS37 5PB



## SERVICES

There is a service charge payable for the maintenance and upkeep of common areas.

## PLANNING / USE

The building benefits from E(g)(iii), B2 and B8 use, however all interested parties are advised to make their own planning enquiries.

## TENURE

The building is available to let on a new FRI leases for a term of years to be agreed.

## RENT

Rent on Application.

## BUSINESS RATES

The ratable value is £21,500. For further information please contact the agents.

## ENERGY PERFORMANCE

The EPC rating is 99 (Band D). For further information please contact the agents.

## LEGAL COSTS

Each party is to be responsible for their own legal costs.

## VAT

All figures are exclusive of VAT if applicable.

## ANTI MONEY LAUNDERING

The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.

## VIEWINGS AND FURTHER INFORMATION

For further information or to arrange a viewing, please contact:



Russell Crofts  
Russell.Crofts@knightfrank.com

Rhys Jones  
Rhys.Jones@knightfrank.com



Giles Weir  
Giles.Weir@eu.jll.com

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