

**AVAILABLE ON  
FLEXIBLE TERMS**

# STOVER TRADING ESTATE

YATE BRISTOL BS37 5PB



June 2021

**WAREHOUSE /  
TRADE COUNTER  
UNIT TO LET**

**DETACHED WITH EXCELLENT PROMINENT CORNER FRONTAGE  
10,102 SQ FT (938.45 SQ M) TO LET**

GOOD ACCESS TO SOUTH GLOUCESTERSHIRE  
AND NORTH BRISTOL

**UNIT  
K**



# 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 K

UNIT K IS AN EXCELLENT DETACHED WAREHOUSE / TRADE COUNTER UNIT WITH EXCELLENT PROMINENT CORNER FRONTAGE AND LARGE FORECOURT.

Unit K	Sq Ft	Sq M
Warehouse	8,979	834.17
Ground Floor Office & Amenities	1,123	104.28
<b>Total</b>	<b>10,102</b>	<b>938.45</b>

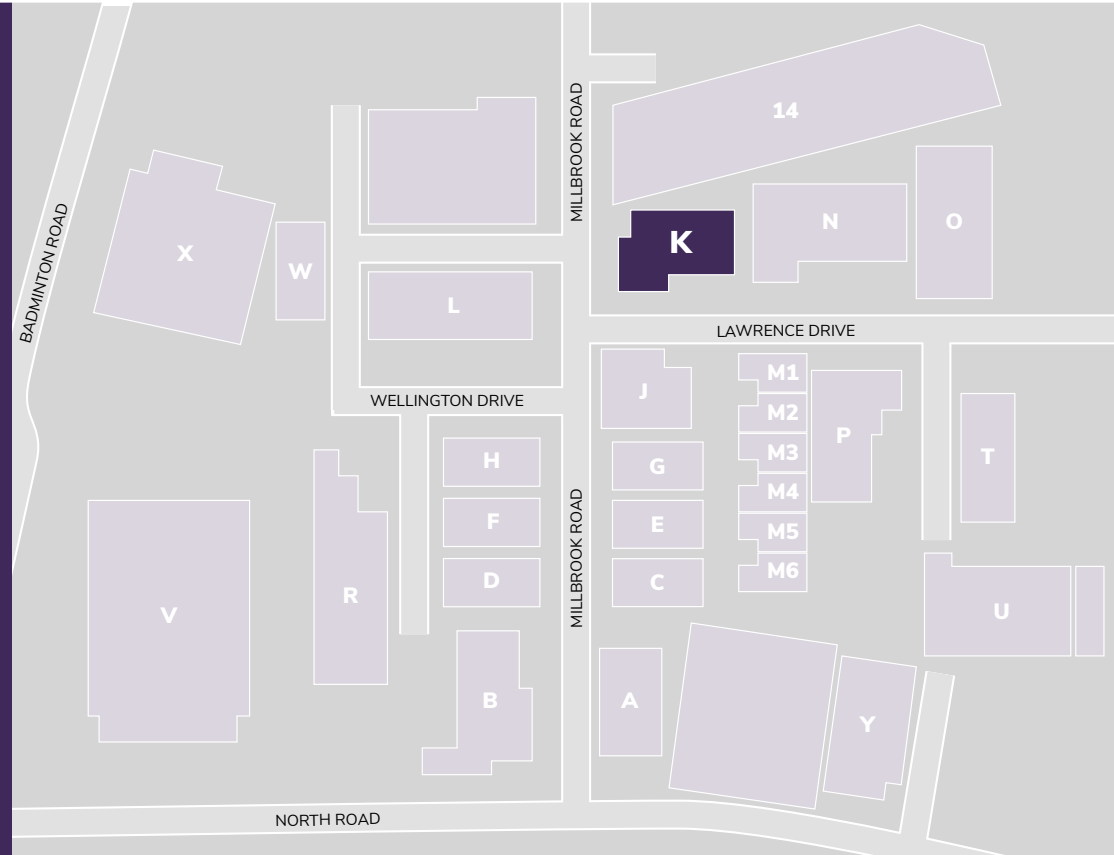
The premises have been measured in accordance with the RICS Code of Measuring Practice (6th edition), and provide the above following gross internal areas.



June 2021



June 2021



NEW ROOF



EAVES HEIGHT 4.5M



LARGE FRONT FORECOURT / YARD AREA



1 ROLLER SHUTTER DOOR  
3.6M WIDE X 4.1M HIGH



STEEL PORTAL  
FRAME STRUCTRE

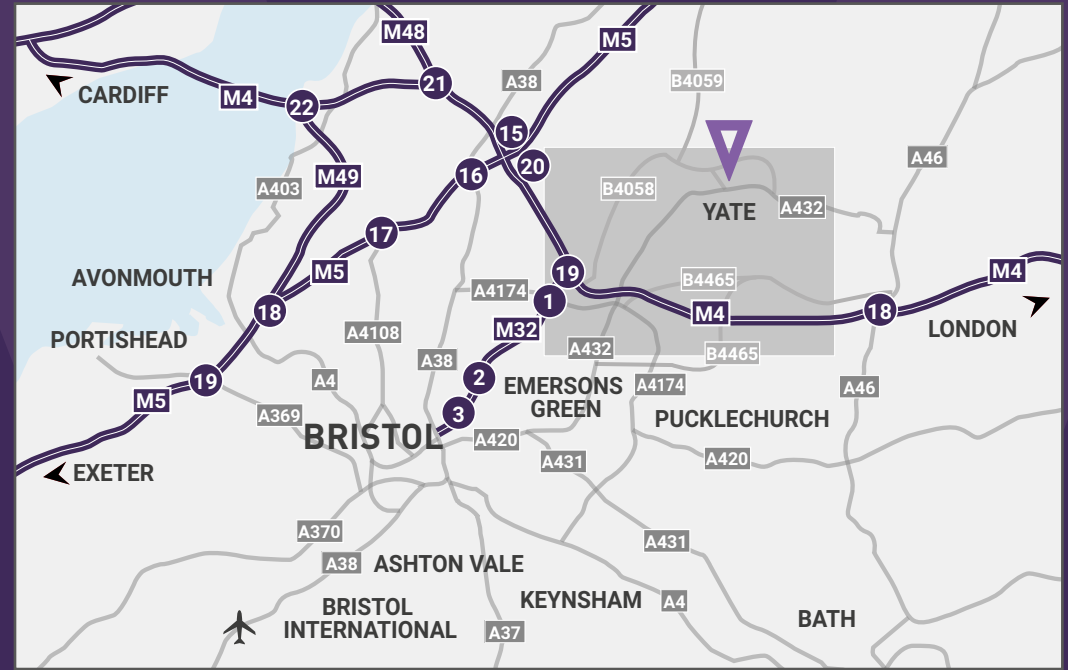
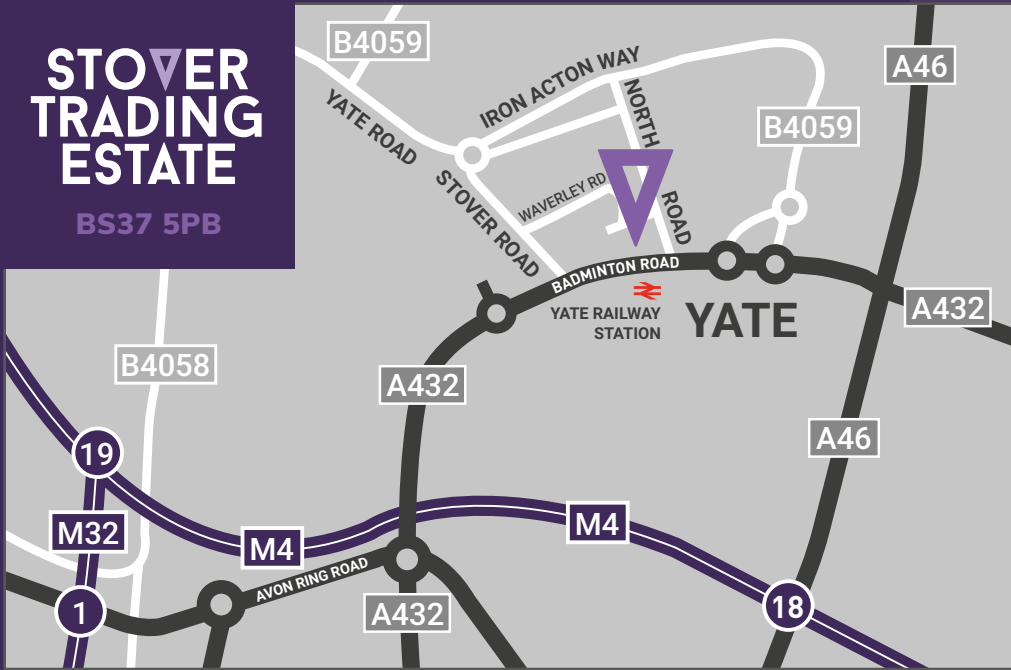


GROUND FLOOR OFFICES,  
KITCHENETTE & WC FACILITIES



# 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 £34,000. For further information please contact the agents.

## ENERGY PERFORMANCE

The EPC rating is 93 (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

Jordan Spear  
Jordan.Spear@eu.jll.com

[WWW.STOVERTRADINGESTATE.CO.UK](http://WWW.STOVERTRADINGESTATE.CO.UK)

**IMPORTANT NOTICE** (1) Particulars: These particulars are not an offer or contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Knight Frank 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 Knight Frank LLP nor any joint agent has any authority to make any representations about the property. No responsibility or liability is or will be accepted by Knight Frank LLP, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or documents made available to any interested party or its advisers in connection with the proposed transaction. All and any such responsibility and liability is expressly disclaimed. (2) Photos, Videos etc: The photographs, images, property videos and virtual viewings etc. 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: 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. (5) Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions. (6) To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. September 2020 All Photographs and videos July 2020 - June 2021.