

**TO BE
REFURBISHED**

STOVER TRADING ESTATE

YATE BRISTOL BS37 5PB



January 2020

**PRODUCTION /
WAREHOUSE
UNIT**

**DETACHED WITH SECURE SELF-CONTAINED YARD
18,104 SQ FT (1,682 SQ M) TO LET**

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

**UNIT
N**

STOVER TRADING ESTATE

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



UNIT N IS 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 N

UNIT N IS A DETACHED PRODUCTION WAREHOUSE UNIT WITH A LARGE SECURE SELF CONTAINED YARD.

Unit N	Sq Ft	Sq M
Warehouse	16,828	1,563.40
Offices	1,276	118.58
Total	18,104	1,681.98

The canopy is 3,699 sq ft (343.65 sq m) with a minimum height of 5.00m.

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



SECURE SELF - CONTAINED YARD



LARGE LOADING CANOPY



OFFICES TO BE REFINISHED



STEEL FRAME STRUCTURE



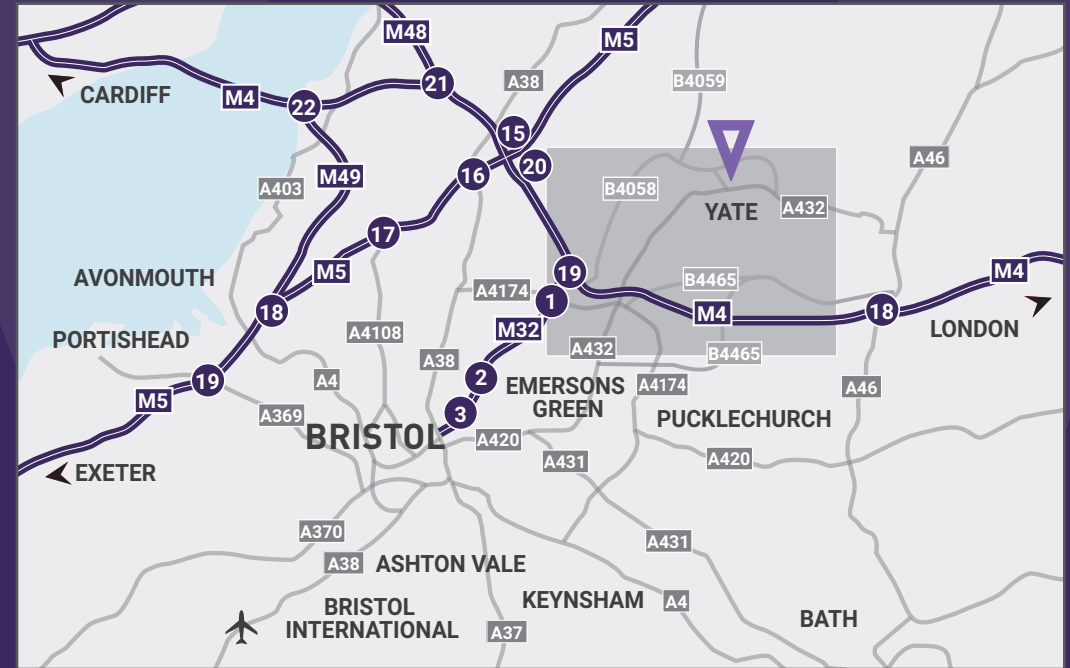
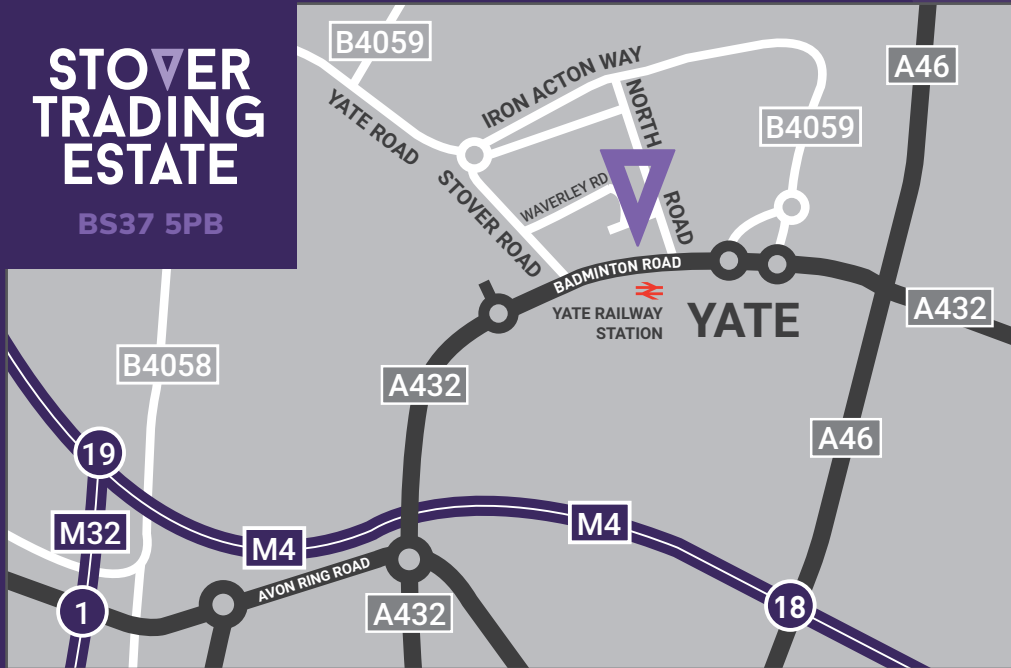
5 ELECTRIC ROLLER SHUTTER DOORS TO YARD AREA



KITCHENETTE & WC FACILITIES

STOVER TRADING ESTATE

BS37 5PB



SERVICES

A new full repairing and insuring lease is available on terms to be agreed.

EPC RATING

The property will be reassessed for EPC purposes following the refurbishment. For further information please contact the agents.

RENT

Upon application.

RATEABLE VALUE

Interested parties should contact the Local Rating department at South Glos District Council to ascertain the rateable values of the premises.

LEGAL COSTS

Each party is 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:



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