

**TO BE
REFURBISHED**



STOVER TRADING ESTATE

YATE BRISTOL BS37 5PB

August 2019

**TRADE COUNTER /
WAREHOUSE UNIT TO LET
17,925 SQ FT (1,665 SQ M)**

DETACHED UNIT WITH SECURE
SELF-CONTAINED YARD

NORTH BRISTOL'S PREMIER TRADE ZONE
Good access to South Gloucestershire and North Bristol

**UNIT
O**

STOVER TRADING ESTATE

STRONG AND EXPANDING COMMERCIAL CENTRE WITHIN THE TRADE AND INDUSTRIAL MARKET



UNIT O IS LOCATED ON STOVER TRADING ESTATE LOCATED 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, Wolseley 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 O

UNIT O IS A DETACHED UNIT OCCUPYING A PROMINENT CORNER LOCATION ON LAWRENCE DRIVE, AND IS TO BE FULLY REFURBISHED.

Unit O	Sq Ft	Sq M
Warehouse	15,379	1,428.77
Office and amenity space	2,546	236.58
Mezzanine	433	40.24
Total	17,925	1,665.35

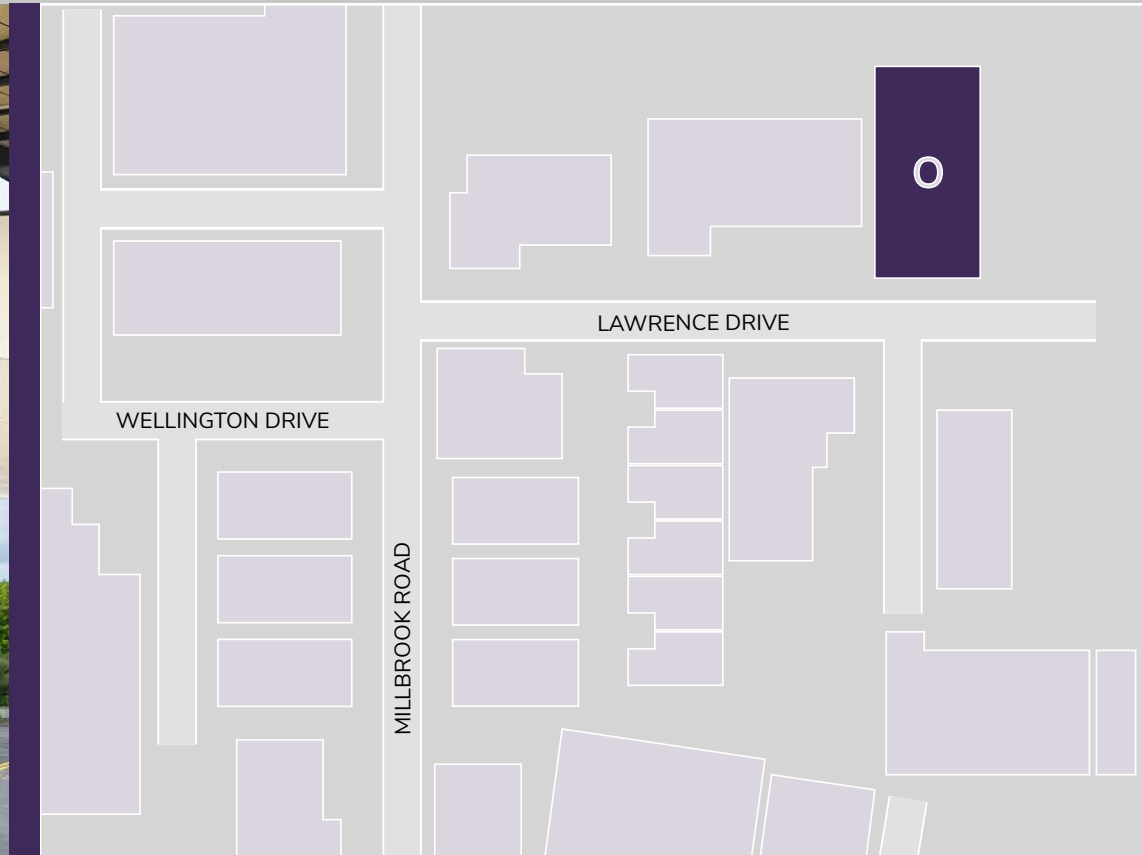
The premises have been measured in accordance with the RICS Code of Measuring Practice (6th edition), and provide the following gross internal areas.



Typical Interior



August 2019



SECURE SELF-CONTAINED YARD



SECURE DESIGNATED CAR PARKING



ASSOCIATED OFFICES



2 ROLLER SHUTTER DOORS
within the yard area



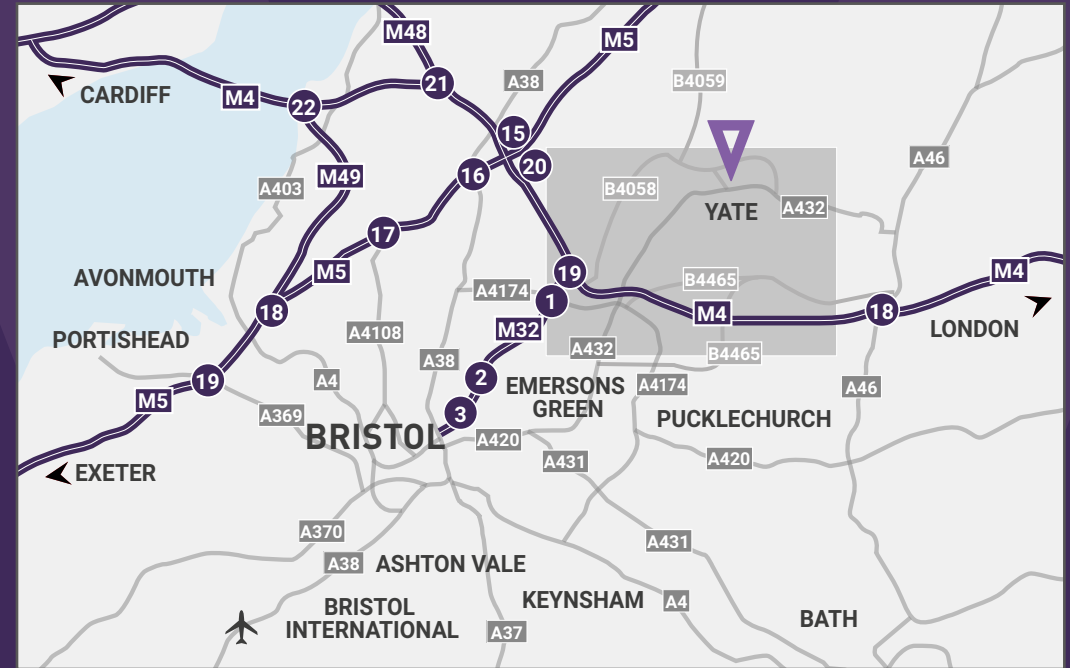
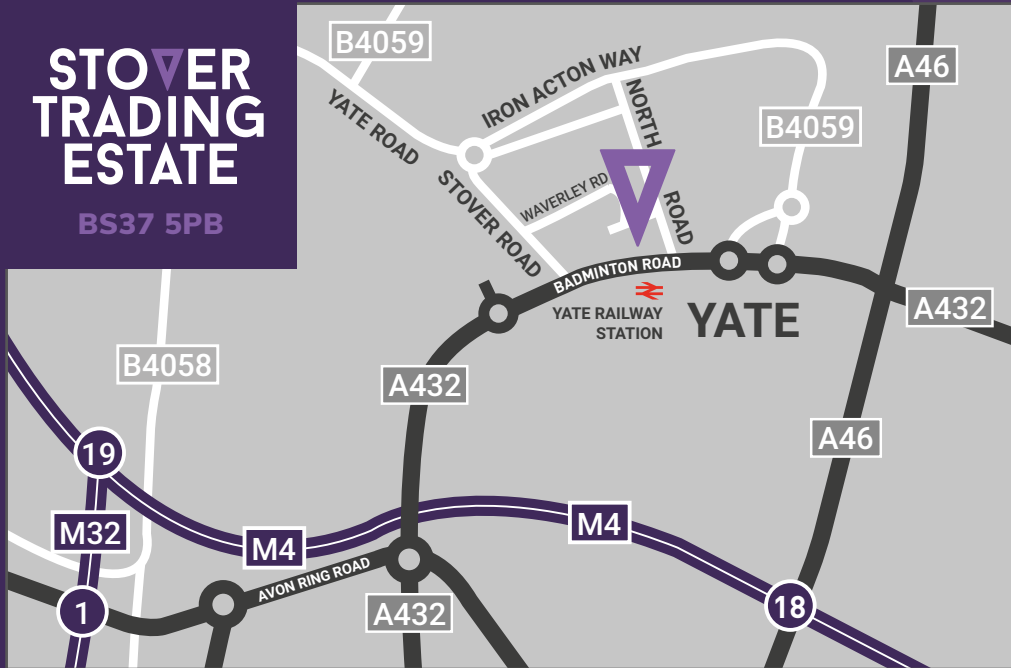
STEEL FRAME structure & secure yard



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 properties EPC rating is D - 87

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.

VIEWINGS AND FURTHER INFORMATION

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



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