

TO BE REFURBISHED

# STOVER TRADING ESTATE

YATE BRISTOL BS37 5NZ



July 2023

**WAREHOUSE/  
INDUSTRIAL  
UNIT TO LET**

DETACHED WAREHOUSE/INDUSTRIAL UNIT WITH  
PROMINENT ROAD FRONTAGE AND LARGE SECURE YARD  
28,930 SQ FT (2,687 SQ M) TO LET

GOOD ACCESS TO SOUTH GLOUCESTERSHIRE  
AND NORTH BRISTOL

**UNIT  
X**



# 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 X

UNIT X IS A DETACHED WAREHOUSE / INDUSTRIAL UNIT WITH PROMINENT ROAD FRONTAGE

Unit X	Sq Ft	Sq M
Warehouse	24,822	2,306.0
Ground Floor Office	2,054	190.8
First Floor Office	2,054	190.8
<b>Total</b>	<b>28,930</b>	<b>2,687.6</b>

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



TWO BAY DETACHED INDUSTRIAL UNIT



STEEL PORTAL FRAME CONSTRUCTION



PITCHED ROOF INCORPORATING ROOF LIGHTS



THREE CANOPY COVERED LOADING DOORS



TWO STOREY OFFICE ACCOMMODATION



LARGE CONCRETE YARD AND SEPARATE PARKING AREA



INTERNAL EAVES HEIGHT OF APPROX. 5.5 METRES



SECURE FENCED AND GATED YARD

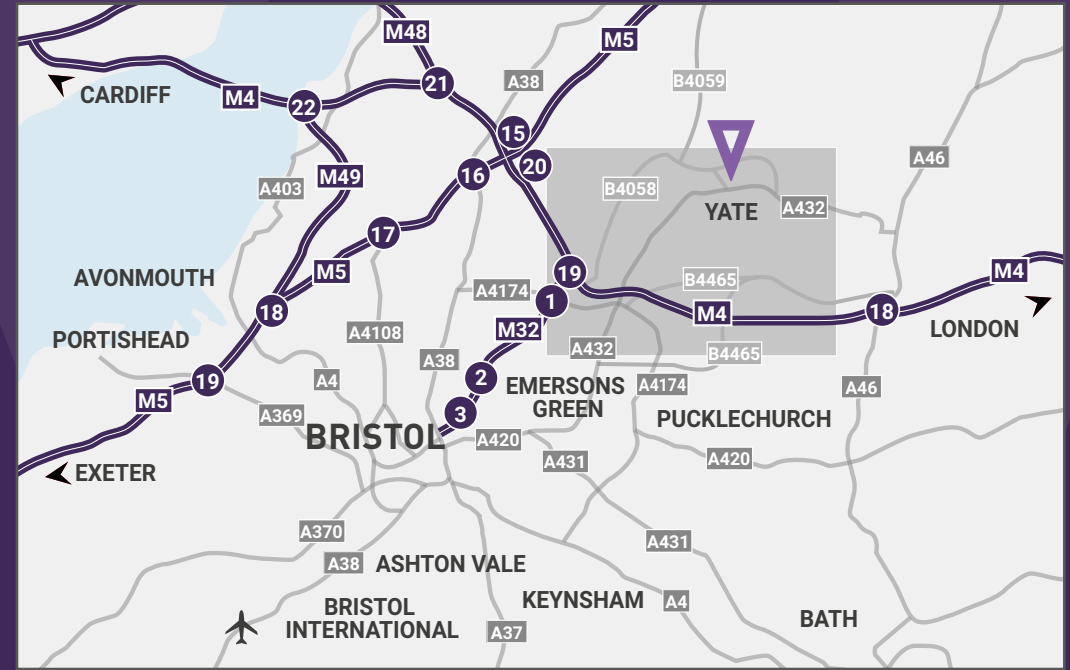
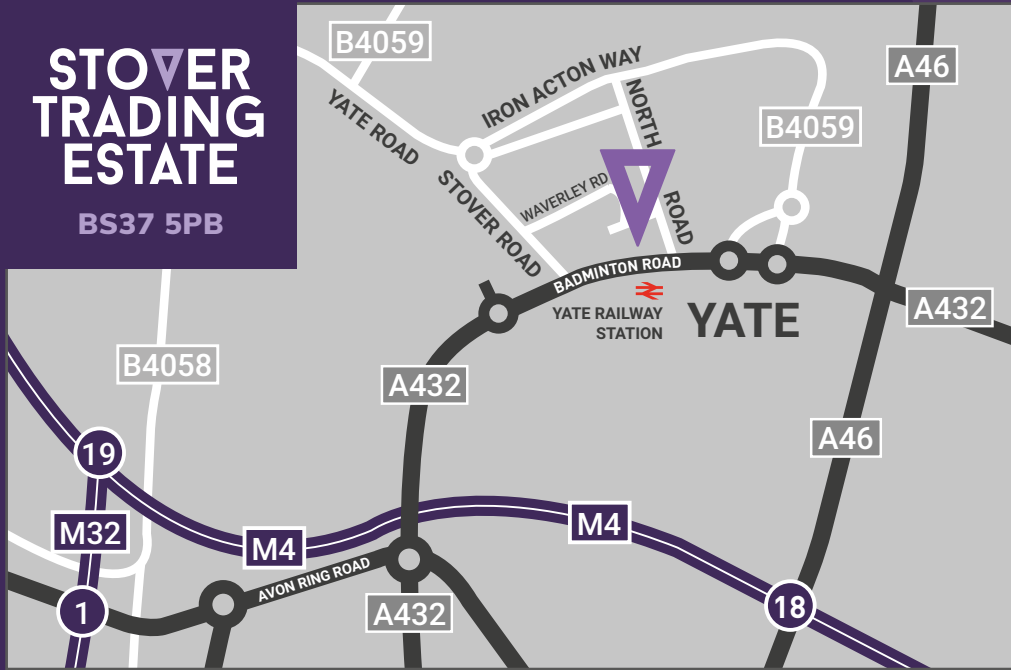






# STOVER TRADING ESTATE

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 lease for a term of years to be agreed.

## RENT

Rent on Application.

## BUSINESS RATES

The rateable value is £162,000. For further information please contact the agents.

## ENERGY PERFORMANCE

The current EPC rating is 65 (Band C). This may well improve once reassessed post refurbishment. 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:



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