STOVER TRADING ESTATE

YATE **BRISTOL** BS37 5NZ

▷ **AVAILABLE TO OCCUPY Q2 2027**

TO LET

TWO BRAND NEW DETACHED INDUSTRIAL WAREHOUSES WITH LARGE SECURE YARDS

22,000 SQ FT & 44,000 SQ FT

UNITS K&N

STOVER TRADING ESTATE

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

EXCELLENT ACCESS TO SOUTH GLOUCESTERSHIRE & NORTH BRISTOL.

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

UNITS K&N

8M CLEAR EAVES HEIGHT

LEVEL ACCESS LOADING DOORS

SOLAR PV 178 KWP ARRAY

TOTAL SUM ACROSS BOTH UNITS

EV CHARGING PROVISION

FIRST FLOOR OFFICES

35M YARD DEPTH

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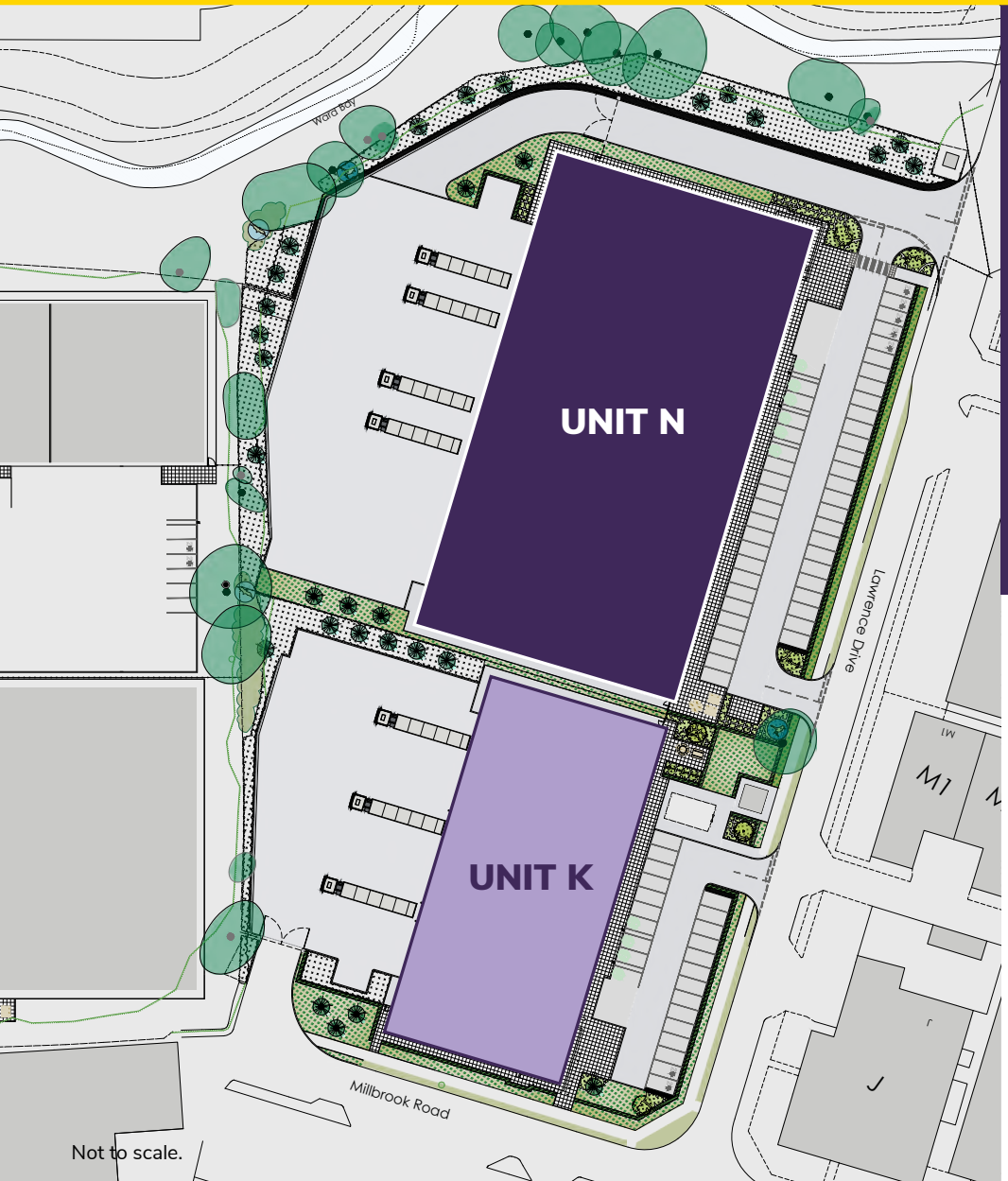
UNITS K&N

THE UNITS WILL BENEFIT FROM AN EXCELLENT SPECIFICATION, TARGETING EPC 'A' AND BREEAM 'OUTSTANDING'.



Not to scale.

- Clear internal height of 8.00m to haunch underside.
- Reinforced concrete ground slab with power floated finish (FM1 classification).
- 10% triple-skinned roof lights.
- Electronically operated and insulated level access loading doors (4m (width) x 5m (height)).
- Fitted first floor office / ancillary - specification including raised access floors, suspended ceilings, WCs and passenger lift access.
- Tarmacadam car parking with permeable block paving to parking spaces.
- Cycle shelters to each unit.
- EV charging points with ductwork for 100% coverage and a minimum 20% of all spaces having charging points.

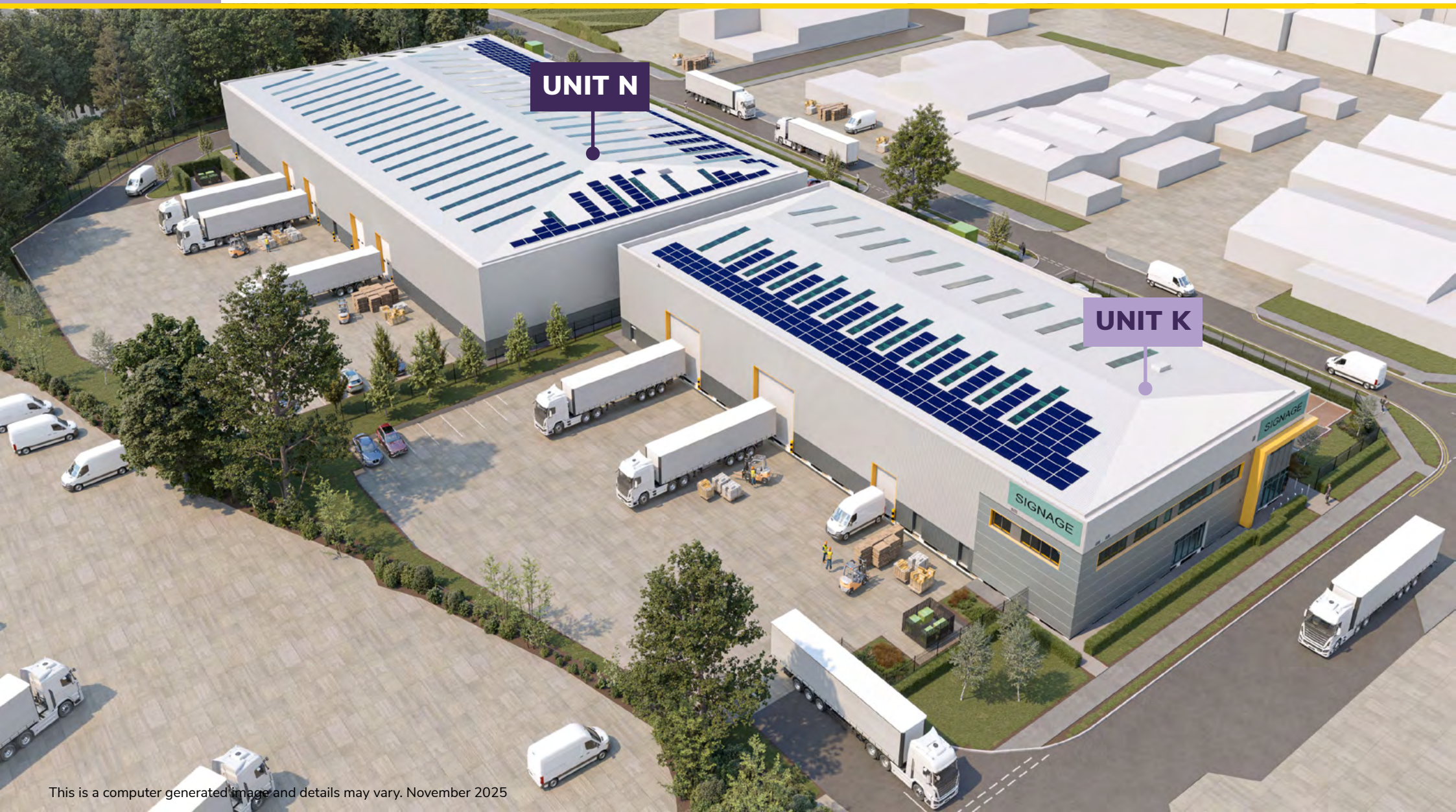
	Unit N	Unit K
Yard Depths (m)	35m	35m
Loading Doors	4	3
Eaves Height (m)	8m	8m
Parking Spaces	51	26
EV Charging Spaces	6	4
Power (kVA)	328kVA	164kVA
Floor Loading (KN/m2)	50KN/m2	50KN/m2

UNITS K&N

Unit N	Sq Ft	Sq M
Warehouse & Core	40,000	3,716
FF Offices	4,000	372
Total	**44,000**	**4,088**

Unit K	Sq Ft	Sq M
Warehouse & Core	20,000	1,858
FF Offices	2,000	186
Total	**22,000**	**2,044**

The floor areas stated reflect the proposed gross internal areas in accordance with the RICS Code of Measuring Practice (6th edition).



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STOVER TRADING ESTATE

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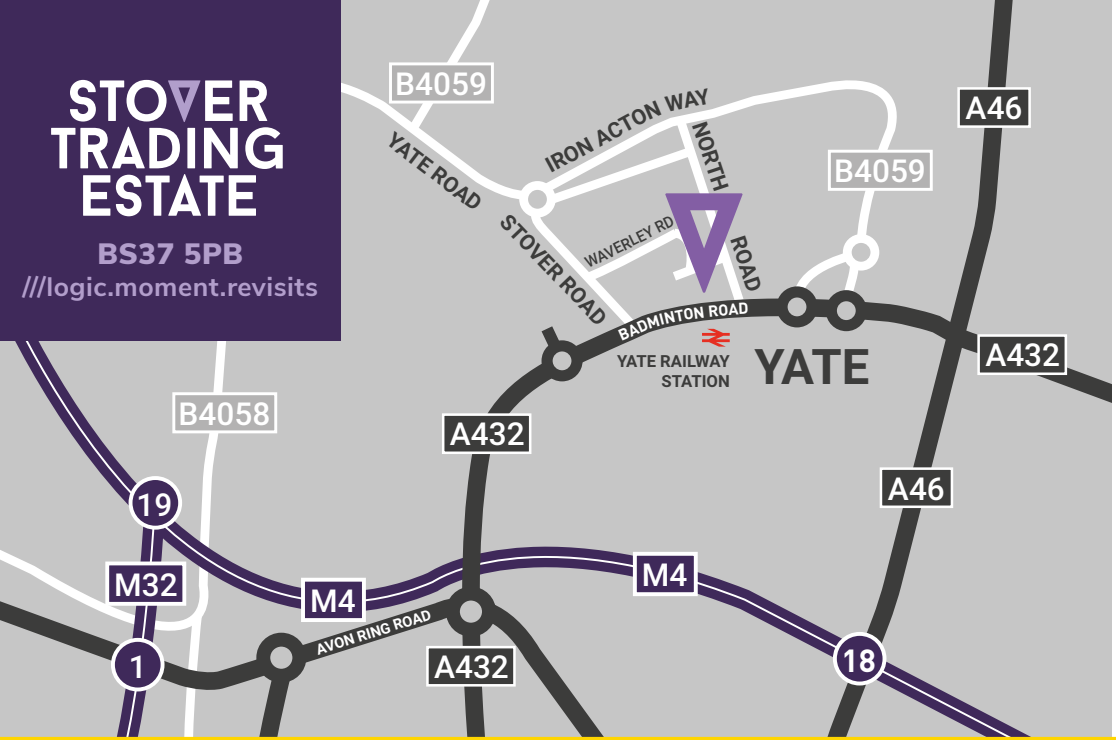

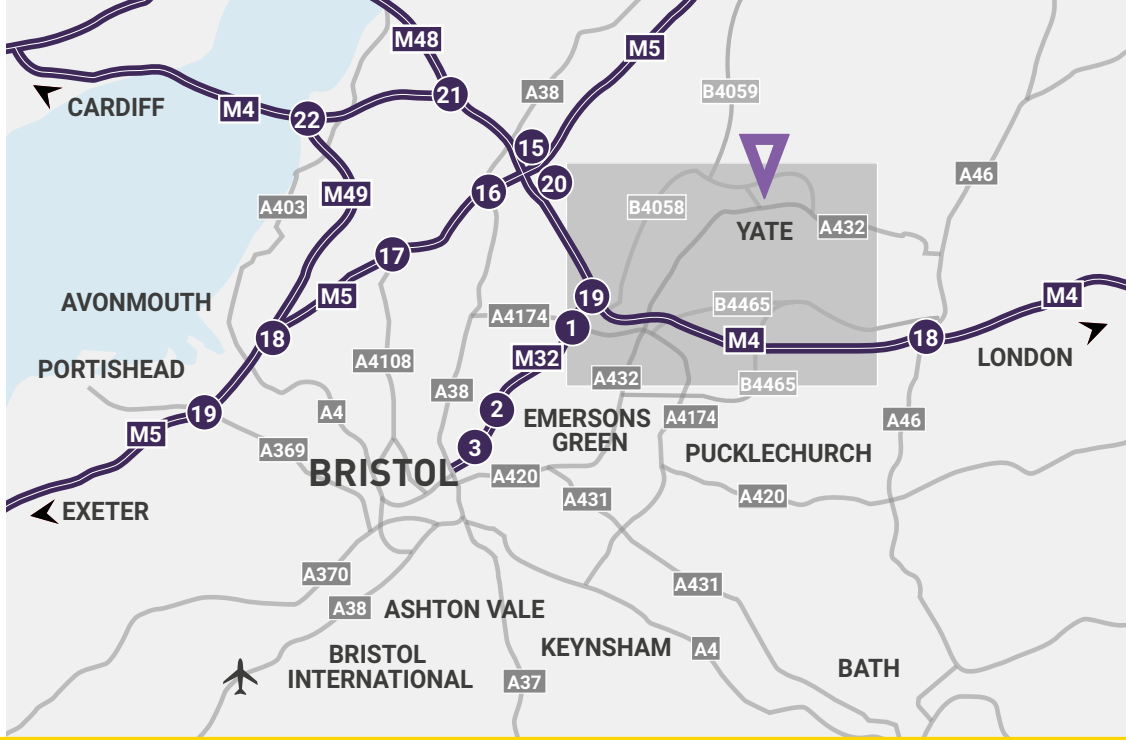

SERVICES
All units will be connected to mains water, electricity and foul drainage.

PLANNING / USE
The units benefit from B2 (manufacturing), E (g)ii (R&D) and E (g)iii (industrial processes) uses. There is potential to accommodate B8 (storage and distribution) users. Contact the agents to discuss.

TENURE
The buildings are available to let on a new FRI lease for a term of years to be agreed.

RENT
Rent on application.

BUSINESS RATES
Business rates to be assessed upon completion of the new build works.

ENERGY PERFORMANCE
The units are targeting an EPC rating of A and a BREEAM rating of 'Outstanding'.

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

VAT
All figures are exclusive of VAT if applicable.

SERVICE CHARGE
There is a service charge payable for the maintenance and upkeep of the common parts.

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:

Knight Frank
0117 945 8814
KnightFrank.co.uk

JLL
0117 927 6691
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