

# LAST REMAINING SPACE

ON THE REGION'S PREMIER INDUSTRIAL  
AND WAREHOUSE LOCATION



**BEECHES**  
INDUSTRIAL ESTATE

WAVERLEY ROAD  
YATE BS37 5QZ

UNIT  
7 - 8

**TO LET**

NEWLY REFURBISHED  
WAREHOUSE /  
PRODUCTION UNIT

BRAND NEW ROOF

14,005 SQ FT  
(1,301 SQ M)

- ▶ ESTABLISHED INDUSTRIAL ESTATE
- ▶ EXCELLENT MOTORWAY ACCESS

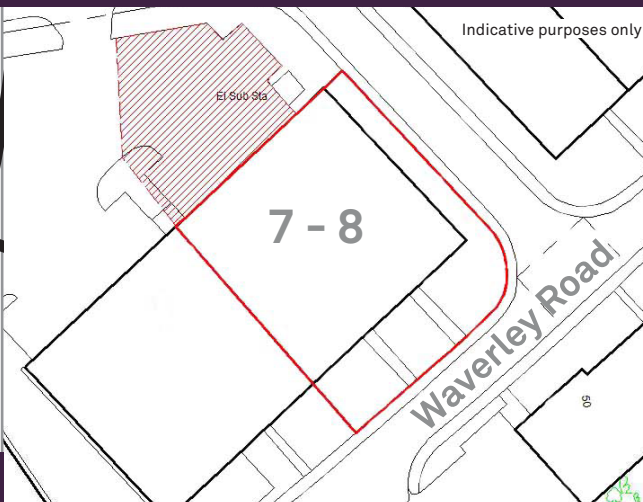
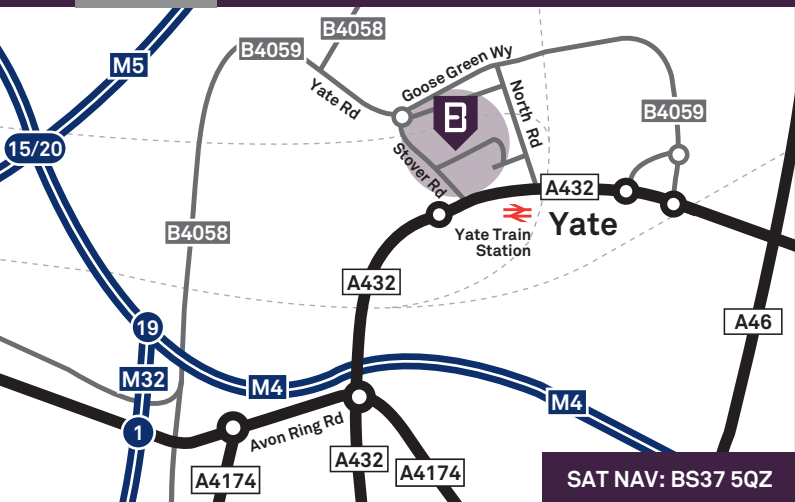
- ▶ TWO ROLLER SHUTTER DOORS
- ▶ POTENTIAL TO CREATE LARGE SECURE YARD



**B**

**UNIT  
7 - 8**

**EXCELLENT ACCESS TO M4/M5 AND THE M32**



- Newly refurbished, including brand new roof
- New office accommodation
- New LED lighting
- New welfare facilities
- Separate visitors car park
- Potential for large secure yard to the rear
- Eaves height, 6 metres (19ft 6")

**ACCOMMODATION**

FLOOR	SQ FT	SQ M
WAREHOUSE	13,567	1,260.37
OFFICES / WC	438	40.74
<b>TOTAL</b>	<b>14,005</b>	<b>1,301.11</b>

Measured on a Gross Internal Area basis

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

**EPC RATING:** The building has an EPC rating of B 37.

**RENT:** Upon application.

**RATES:** Please verify the rates payable with the local authority.

**SERVICE CHARGE:** A Service charge will be applicable to maintain the common areas of the estate.

**PLANNING:** We understand the property is suitable for B1(c), B2 and B8 uses. Interested parties should make their own enquiries with the local planning authority.

**LEGAL COSTS:** Each party is responsible for their own legal costs.

**VAT:** All figures are exclusive of VAT.

**VIEWINGS:** For further information please contact the agents below:

**HENRY DE TESSIER**  
Henry.DeTeissier@eu.jll.com

**TOM WATKINS**  
Tom.Watkins@colliers.com

**GILES WEIR**  
Giles.Weir@eu.jll.com

**JAMES SHORT**  
James.Short@colliers.com

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