

AVAILABLE NOW



**BEECHES**  
INDUSTRIAL ESTATE

WAVERLEY ROAD  
YATE BS37 5QZ

UNIT  
**50**

▶ **TO LET**

▶ BRAND NEW  
WAREHOUSE /  
PRODUCTION UNIT

▶ LARGE FORECOURT  
AND PARKING AREA

▶ 6,715 SQ FT  
(623.8 SQ M)

**THE REGION'S PREMIER INDUSTRIAL  
AND WAREHOUSE LOCATION**

- ▶ ESTABLISHED INDUSTRIAL ESTATE
- ▶ EXCELLENT MOTORWAY ACCESS M4/M5/M32
- ▶ POTENTIAL FOR SECURE YARD
- ▶ OFFICE & WELFARE FACILITIES





- ▶ Brand new unit
- ▶ LED lighting
- ▶ Two storey office and welfare facilities
- ▶ Potential for secure yard
- ▶ Eaves height, 6 metres

### ACCOMMODATION

FLOOR	SQ FT	SQ M
WAREHOUSE	4,620	429.2
GROUND FLOOR OFFICE	1,071	99.5
FIRST FLOOR OFFICE	1,024	95.1
<b>TOTAL</b>	<b>6,715</b>	<b>623.8</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:** Available upon application.

**RENT:** Upon application.

**RATES:** The property is to be assessed.

**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.

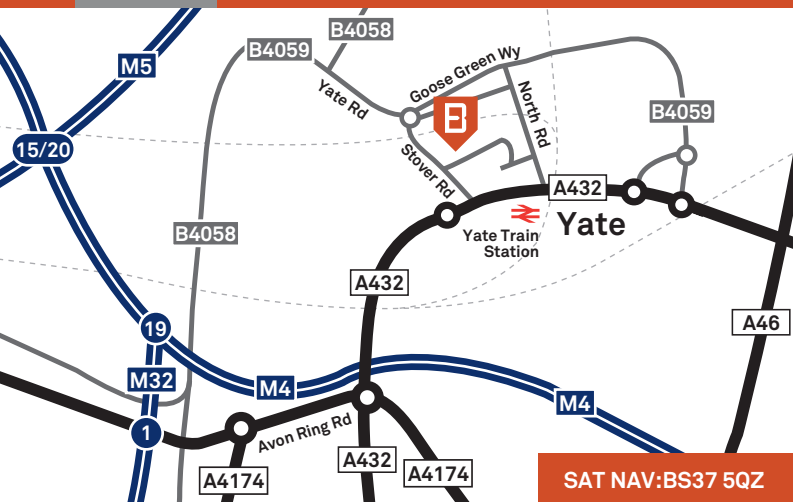
**LEGAL COSTS:** Each party is responsible for their own legal costs.

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

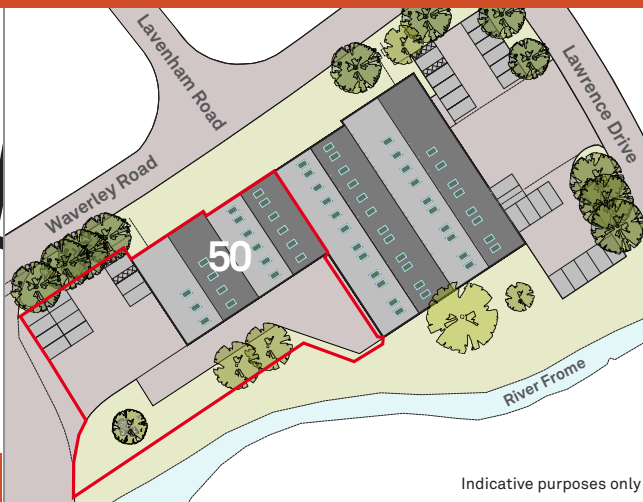
**VIEWINGS:** For further information please contact the agents:

UNIT  
50

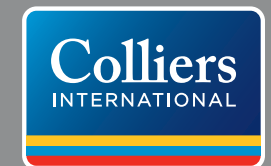
## EXCELLENT ACCESS TO M4/M5 AND THE M32



SAT NAV:BS37 5QZ



Indicative purposes only



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