



TO LET

Tel: 0117 984 8400

Unit M4 Stover Trading Estate, Millbrook Road, Yate, Bristol, BS37 5PB

**Trade Counter / Warehouse Unit
2,581 sq ft (239.86 sq m)**



- 265 sq m (2,851 sq ft)
- Mid-terrace unit – nursery/trade counter
- Good access to south Gloucestershire and north Bristol
- Established industrial location



LOCATION

The property is located on Stover Trading Estate located on the western outskirts of Yate, which has gained a reputation as a strong and expanding commercial centre within the distribution and industrial market. Yate is situated approximately 5 miles north of junctions 18 and 19 of the M4, allowing easy access to Bristol and the national motorway network. Junction 14 of the M5 and the A4174 Avon Ring Road are also within easy reach. Yate railway station is within walking distance of the property.

The town's strategic location and established reputation has attracted a number of significant companies including Corus, TNT, Mead Packaging, Brake Brothers, Kappa Packaging and Tuffnells Parcels.

DESCRIPTION

The unit comprises of a mid terraced unit comprising one of six units in total. The building is of steel portal frame with single storey offices to the front and w/c kitchen facilities at the end. To the front of the unit is a roller shutter door and the building benefits from an eaves height of approximately 4 meters (14 ft).

The unit benefits from translucent roof panels and suspended strip lighting. At the front of the unit there is a car parking demise to the property.

SERVICES

There is a small service charge payable for the maintenance and upkeep of common areas.

PLANNING / USE

The building benefits from B1, 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 leases for a term of years to be agreed.

ACCOMMODATION

Warehouse	2,403 sq ft	223 sq m
Offices and Kitchen	448 sq ft	42 sq m
Total GIA	2,851 sq ft	265 sq m

PRICE

ROA

BUSINESS RATES

Rateable Value: £13,750 (2010 Rating List). Interested parties are advised to make their own enquiries with the VOA.

LEGAL FEES

Each party is to be responsible for their own legal costs relating to any transaction

EPC

E (102)

VIEWINGS AND FURTHER INFORMATION

For an appointment to view or for further information please contact the joint agents:

Robert Brophy BNP Paribas Real Estate

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Joint Agents: Knight Frank, Bristol

November 2015

SUBJECT TO CONTRACT

