



STOVER
TRADING ESTATE

YATE BRISTOL BS37 5PG

**NORTH BRISTOL'S
PREMIER TRADE ZONE**

UNIT T – TO LET

10,924 sq ft (1,014.9 sq m)

DETACHED | SECURE YARD | PARKING

April 2016

LOCATION

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 Center 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.

DESCRIPTION

The property is a detached unit occupying a prominent location overlooking Lawrence Drive. The unit has been refurbished and presents well.

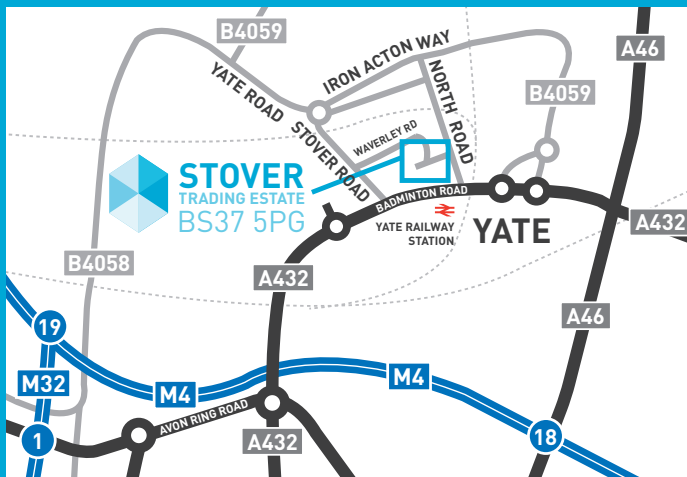
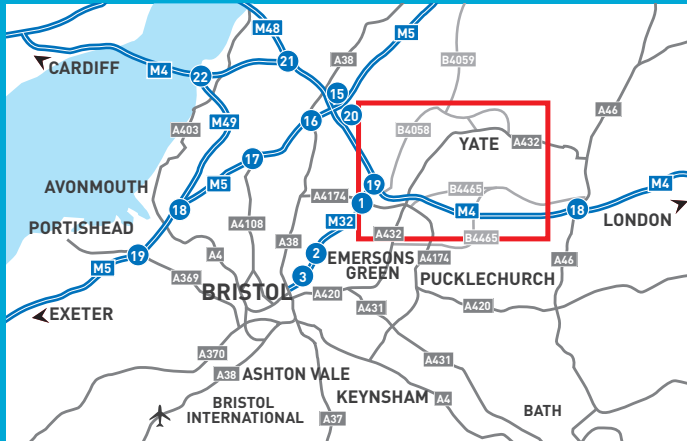
Unit T benefits from;

- 4 roller shutter doors
- Covered loading area incorporating:
 - 4 tail gate loaders
 - 1 dock leveller
- Steel frame structure
- Secure compound
- Car parking
- Associated offices
- Kitchenette and WC facilities

ACCOMMODATION

Unit T	sq ft	sq m
Warehouse	7,970	740.47
Loading Area	1,600	148.64
Ground Floor Offices	1,354	125.79
TOTAL	10,924	1,014.90

The premises have been measured on a gross internal area basis in accordance with the RICS Code of Measuring Practice.



TENURE

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

EPC RATING

An EPC has been authorised and will be available in due course. For further information please contact the agents.

RENT

Upon application.

VIEWING

For further information please contact the agents below.

RATEABLE VALUES

The property is listed as Workshops and Warehouse, with a Rateable Value of £29,000. For rates payable please contact the marketing agents.

LEGAL COSTS

Each party is responsible for their own legal costs.

VAT

All figures are exclusive of VAT.



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- Important Notice V2 May 2014* Subject to contract. Subject to minimum term. Subject to Landlords approval of covenant strength. Subject to comparable property.