

THE REGION'S PREMIER INDUSTRIAL AND WAREHOUSE LOCATION



BEECHES
INDUSTRIAL ESTATE

WAVERLEY ROAD
YATE BS37 5QZ

UNIT
31

TO LET

NEWLY REFURBISHED
WAREHOUSE /
PRODUCTION UNIT

24 HOUR ACCESS

6,939 SQ FT
(644.65 SQ M)

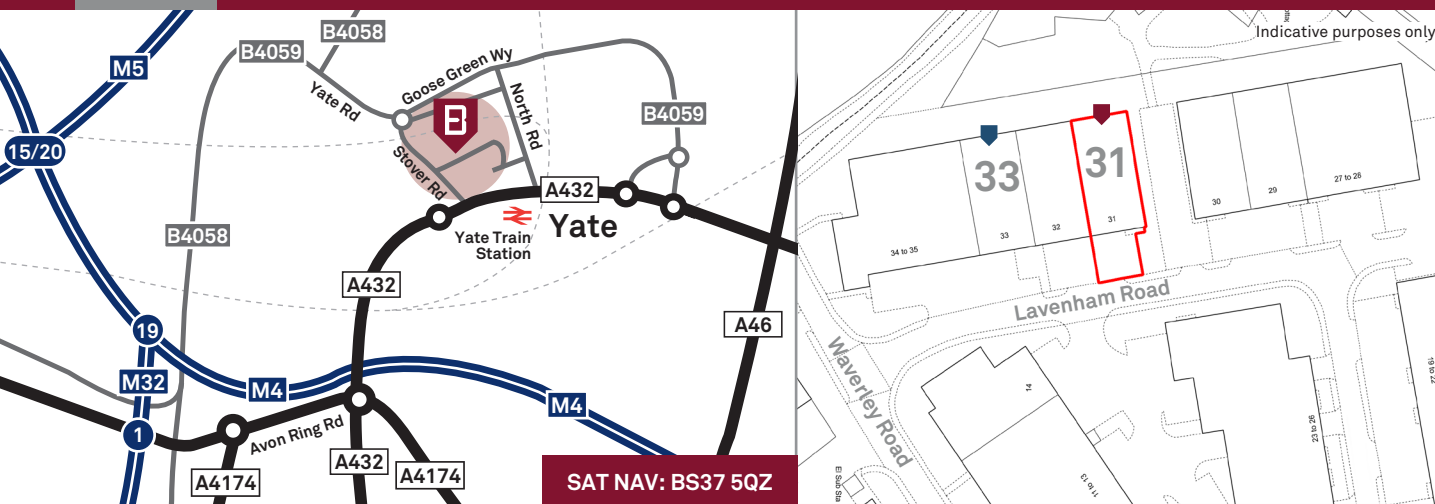
- ▶ ESTABLISHED INDUSTRIAL ESTATE
- ▶ ALLOCATED PARKING/LOADING AREA
- ▶ EXCELLENT MOTORWAY ACCESS M4/M5/M32
- ▶ OFFICE & WELFARE FACILITIES



B

UNIT
31

EXCELLENT ACCESS TO M4/M5 AND THE M32



SAT NAV: BS37 5QZ



- ▶ Newly refurbished warehouse/office space
- ▶ New welfare facilities
- ▶ New LED lighting
- ▶ Forecourt loading/parking
- ▶ Eaves height, 6 metres

ACCOMMODATION

FLOOR	SQ FT	SQ M
WAREHOUSE	6,406	595.22
OFFICES / WC	533	49.43
TOTAL	6,939	644.65

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 D 83.

RENT: Upon application.

RATES: Unit 31 has a ratable value of £30,500. For rates payable please contact the marketing agents.

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 TEISSIER
Henry.DeTeissier@eu.jll.com

TOM WATKINS
Tom.Watkins@colliers.com

DANIEL JAY
Daniel.Jay@eu.jll.com

ALEX VAN DEN BOGERD
Alex.VanDenBogerd@colliers.com

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by JLL in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither JLL nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.