

HIGH SPECIFICATION DETACHED WAREHOUSE LARGE SECURE YARD
EXTERNAL LIGHTING SEPARATE ENTRANCE EXPANSION POTENTIAL
AIR CONDITIONING SUSPENDED CEILINGS PERIMETER TRUNKING
CAT II LIGHTING LIFT 2 STOREY OFFICES 83 CAR PARKING SPACES



WESTERLEIGH
BUSINESS PARK
YATE | BS37 5YT



TO LET

AVAILABLE FOR IMMEDIATE OCCUPATION

63,300 SQ FT (5,881 SQ M) ON 5 ACRES

YATE IS A GROWING
DISTRIBUTION TOWN 11 MILES
NORTH OF BRISTOL. ACCESS
TO THE PROPERTY IS VIA
JUNCTIONS 18/19 OF THE M4
MOTORWAY APPROXIMATELY
5 MILES AWAY.

The property is situated
adjacent to the Badminton
Road Trading Estate (A432).
Yate railway station is nearby
and trains go directly to Bristol
with an average 20 minute
journey time.

83



Parking
spaces

2



Level access
loading doors

6



Dock level
loading doors

2



Storey
offices

5



Acre site

28%



Approximate site coverage





63,300 Sq Ft

FLOOR	SQ FT	SQ M
WAREHOUSE	51,210	4,758
GROUND FLOOR OFFICE	6,290	584
FIRST FLOOR OFFICE	5,800	539
TOTAL	63,300	5,881

All areas are approximate on a GIA basis.



9

Metres minimum
eaves height



Cat II lighting



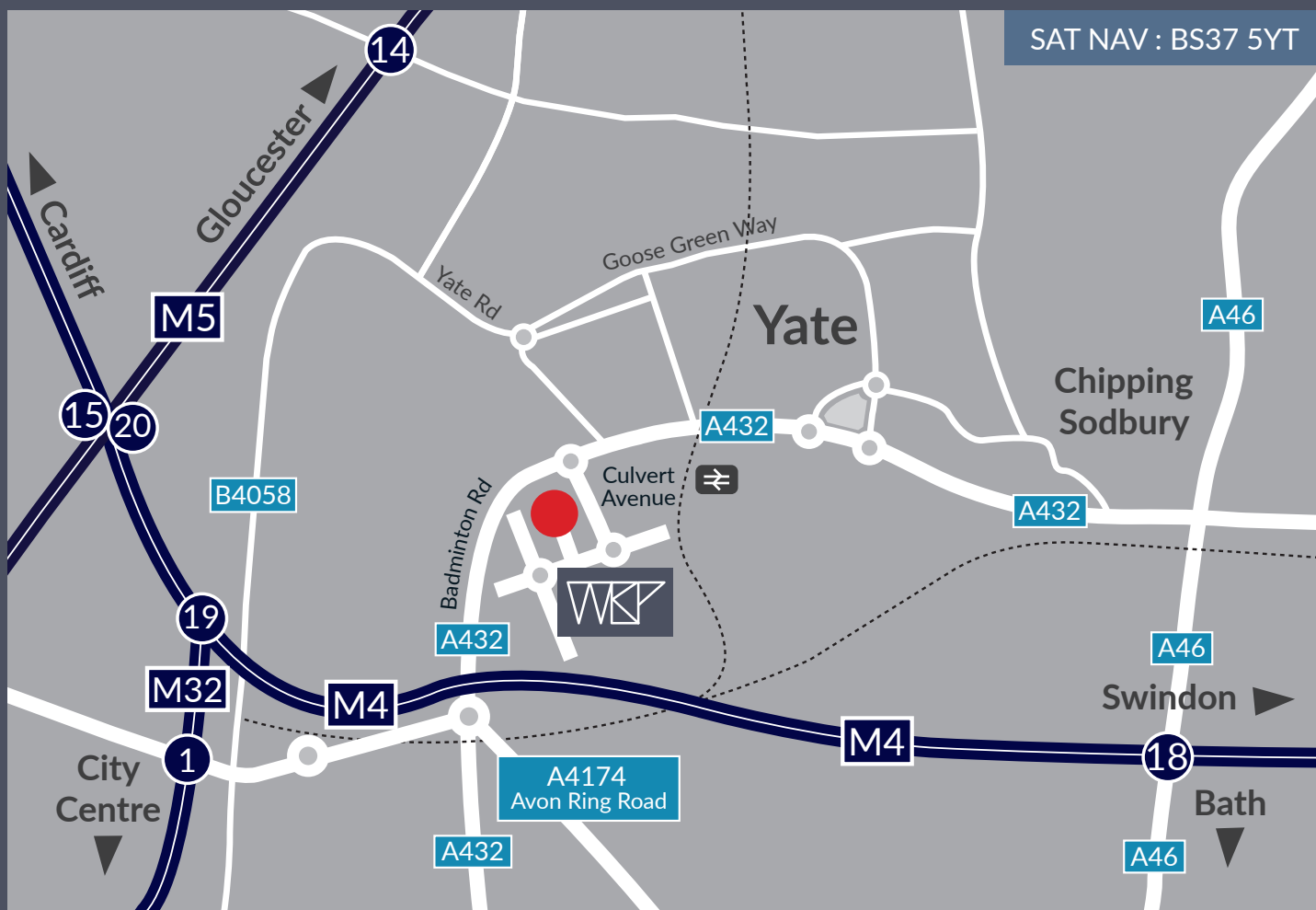
Perimeter trunking



Suspended ceilings



Air conditioning



SAT NAV : BS37 5YT

PLANNING CONSENT

The site is suitable for B1(c) and B8 uses.

EPC

Available upon request.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with any transaction.

TERMS

Leasehold (Sub Lease or Assignment).
The current lease expires in September 2027.

RENT

Available upon request.

RATEABLE VALUE

£231,000.

M4 JUNCTION
18 & 19

5
MILES

M5
JUNCTION 14

6
MILES

M5/M4
JUNCTION 15/20

9
MILES

FURTHER INFORMATION AND VIEWING STRICTLY THROUGH THE SOLE AGENTS

TOM WATKINS

Tom.Watkins@colliers.com
+44 117 917 2028
+44 7917 093167

JAMES SHORT

James.Short@colliers.com
+44 117 917 2014
+44 7720 073227



0117 917 2000
www.colliers.com/uk

BRISTOL	11 MILES
AVONMOUTH DOCK	17 MILES
BATH	17 MILES
BRISTOL AIRPORT	21 MILES
SWINDON	34 MILES
GLOUCESTER	35 MILES
CARDIFF	45 MILES
HEATHROW AIRPORT	100 MILES
LONDON	110 MILES

Colliers International gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Colliers International has any authority to make any representation or warranty whatsoever in relation to this property. September 2018

Colliers International is the licensed trading name of Colliers International Property Advisers UK LLP which is a limited liability partnership registered in England and Wales with registered number OC385143. Our registered office is at 50 George Street, London W1U 7GA. Designed and produced by kubiakcreative.com 182993 09/18