

THE REGION'S PREMIER INDUSTRIAL AND WAREHOUSE LOCATION



BEECHES
INDUSTRIAL ESTATE

**WAVERLEY ROAD
YATE BS37 5QZ**

**UNIT
33**

TO LET

NEWLY REFURBISHED
WAREHOUSE /
PRODUCTION UNIT

24 HOUR ACCESS

6,854 SQ FT
(636.76 SQ M)

- ▶ ESTABLISHED INDUSTRIAL ESTATE
- ▶ EXCELLENT MOTORWAY ACCESS M4/M5/M32

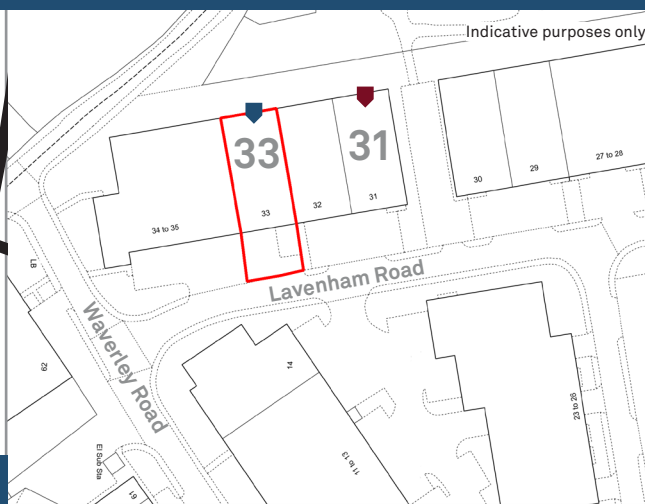
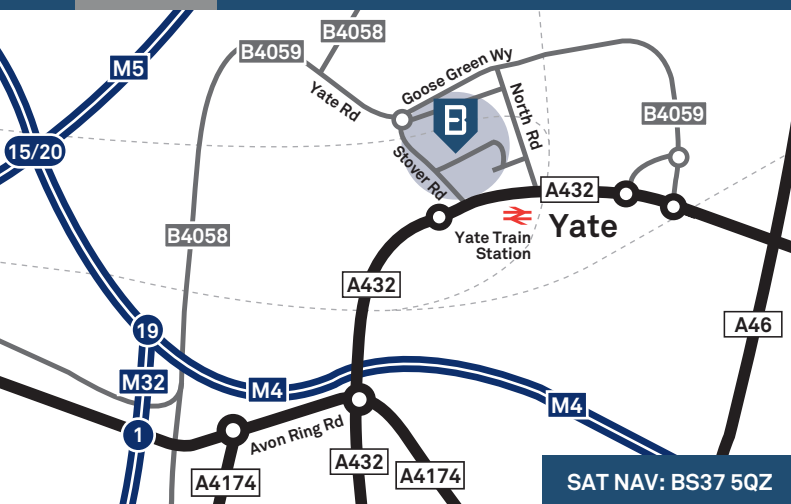
- ▶ ALLOCATED PARKING/LOADING AREA
- ▶ OFFICE & WELFARE FACILITIES



B

UNIT
33

EXCELLENT ACCESS TO M4/M5 AND THE M32



- 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	6,330	588.01
OFFICES / WC	524	48.75
TOTAL	6,854	636.76

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 82.

RENT: Upon application.

RATES: Unit 33 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:



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