

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



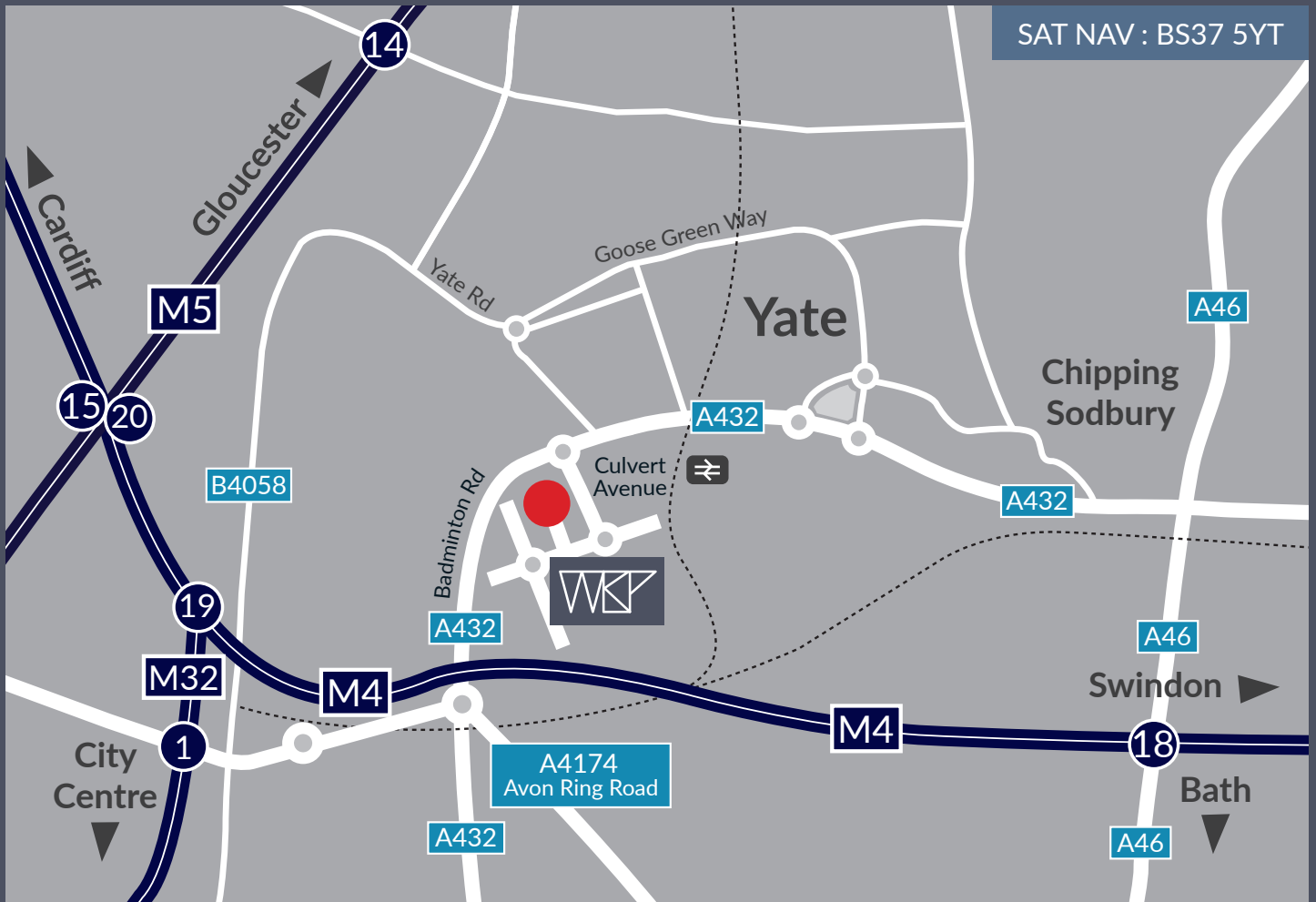
Cat II lighting

Perimeter trunking



Suspended ceilings

Air conditioning



PLANNING CONSENT

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

EPC

The Energy Performance Rating is 67 (Band C).

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.

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

M4 JUNCTION
18 & 19

5
MILES

M5
JUNCTION 14

6
MILES

M5/M4
JUNCTION 15/20

9
MILES

📍 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

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