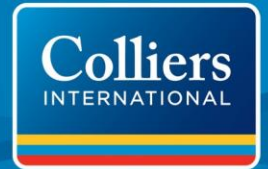


TO LET

Industrial/Warehouse Unit



Unit 33 Beeches Industrial Estate, Lavenham Road, Yate, BS37 5QX

- END OF TERRACE UNIT
- SINGLE STOREY INDUSTRIAL/WAREHOUSE PREMISES
- 6 METER (19FT 6") EAVES HEIGHT
- EXCELLENT ACCESS TO THE M4/M5 AND THE M32
- TO BE COMPREHENSIVELY REFURBISHED
- AVAILABLE FOR OCCUPATION AT THE END OF 2018

Approximately 6,854 sq ft (636.76 sq m)

CONTACT US

Strictly by prior appointment with Colliers International through:

Tom Watkins
Associate Director
Industrial & Logistics
+44 117 917 2028
Tom.Watkins@colliers.com

James Short
Graduate Surveyor
Industrial & Logistics
+44 117 917 2014
James.Short@colliers.com

Or through joint agent Jones Lang LaSalle on 0117 927 6691

Subject to contract August 2018.

Ground Floor, Templeback
10 Temple Back
Bristol BS1 6FL

www.colliers.com/uk

Unit 33 Beeches Industrial Estate, Lavenham Road, Yate, BS37 5QX

LOCATION

- Prominently situated close to the A432
- Situated approximately 10 miles north of Bristol City Centre and 5 miles to the north of Jct.1 of the M32 which provides direct access onto the M4 motorway.
- Local occupiers on the estate include a mixture of light industrial and distribution occupiers.

DESCRIPTION

- The property is constructed around a concrete portal frame with a mixture of brick and clad elevations.
- The unit benefits from office accommodation, a kitchenette and WC facilities.
- Minimum eaves height is 6 meters (19ft 6").
- Access is provided via a single roller shutter door to the front elevation.
- Separate pedestrian access is provided to the front elevation.
- There are approximately 6 car parking spaces allocated within the front forecourt.
- The units benefit from mains water and three phase electricity. Gas is available on the estate.

TENURE

The property is available on a leasehold basis for a new term to be agreed.

RENT

On application.

BUSINESS RATES

We advise that you make your own enquires through the local authority.

ACCOMMODATION

The property has the following approximate gross internal floor area.

Total: 6,854 sq ft 636.76 sq m

VAT

All figures quoted are exclusive of VAT if applicable.

Interested parties are advised to make their own enquiries.

SERVICE CHARGE

A due proportion of the estate service charge will also be payable.

EPC

D – 82. To be updated following refurbishment works.

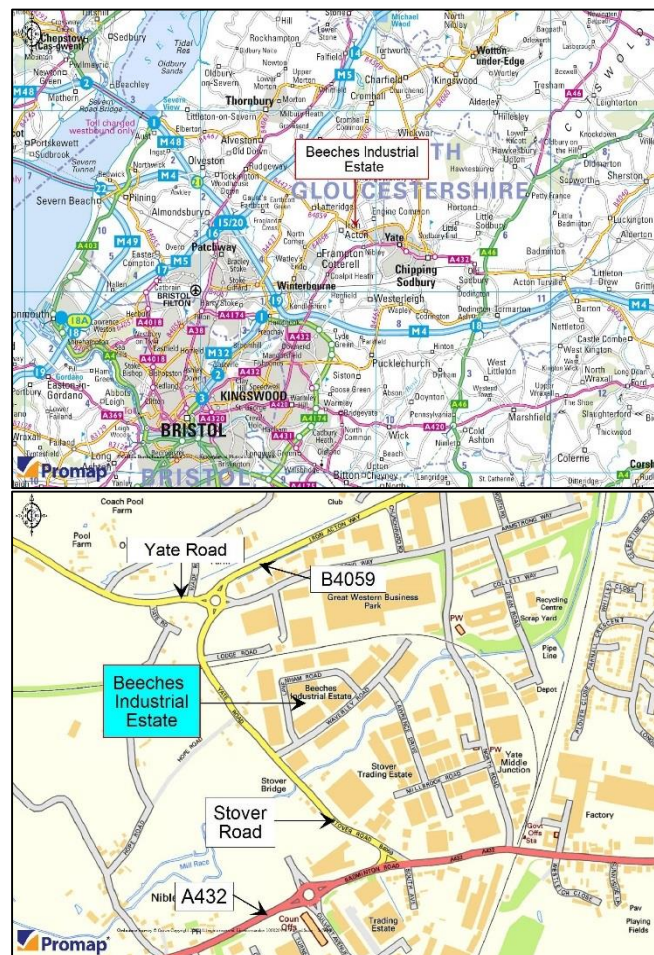
LEGAL FEES

Each party is to be responsible for their own legal costs.

PLANNING

We understand the property is suitable for B1 (c), B2 and B8 uses. Interested parties should make their own enquiries with the local authority.

MAPS



Colliers International give 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 employed or engaged by Colliers International, or its joint agents, has any authority to make any representation or warranty whatsoever in relation to this property. (November 2016)

Colliers International is the licensed trading name of Colliers International is the licensed trading name of Colliers International Business Space UK LLP which is a limited liability partnership registered in England and Wales with registered number OC391631. Our registered office is at 50 George Street, London W1U 7GA.

