

Preliminary Details

FOR SALE NEW INDUSTRIAL DEVELOPMENT

**ARNOLDS WAY, YATTON,
NORTH SOMERSET, BS49 4AR**



Unit Sizes 2,313 – 19,946 ft² (215 – 1,854 m²)

- Consent for B1, B2 & B8 use classes (other uses will also be considered), subject to planning.
- On site parking
- Development starting Summer 2018
- Rare opportunity to purchase freehold industrial units



WILLIAMS ■ GUNTER ■ HARDWICK

CHARTERED SURVEYORS

Clifton Heights, Triangle West, Clifton, Bristol BS8 1EJ.

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Williams Gunter Hardwick is a member of PAI The Independent Commercial Property Consultants Network.
More information can be found at www.pai.uk.com

LOCATION

Yatton is located in North Somerset, approximately 11 miles South West of Bristol, 8 miles from Weston-super-Mare, 4 miles from Clevedon and approximately 7 miles from Bristol International Airport, being 4 miles from Junction 21 of the M5 motorway.

The site is located on the North West side of Arnolds Way adjoining a new 150 unit housing development currently being developed by Bloor Homes.

DESCRIPTION

Arnolds Way is a new development comprising seven self-contained business units with designated parking which will be finished as a shell with capped off services. Each unit will benefit from 6m eaves height, electric up and over roller shutter doors, single and three phase electricity.

ACCOMMODATION

The Gross Internal Areas in accordance with the RICS Code of Measuring Practice (6th Edition) comprise approximately:-

Accommodation

Unit 1:	2,948 ft ²	(274 m ²)
Unit 2:	2,937 ft ²	(273 m ²)
Unit 3:	2,937 ft ²	(273 m ²)
Unit 4:	2,937 ft ²	(273 m ²)
Unit 5:	2,937 ft ²	(273 m ²)
Unit 6:	2,937 ft ²	(273 m ²)
Unit 7:	2,313 ft ²	(215 m ²)
TOTAL	19,946 ft²	(1,854 m²)

TERMS

The buildings are being offered for sale on a freehold basis. A small estates charge will also be payable towards the upkeep of the estate.

PRICE

Unit 1:	£442,000
Unit 2:	£440,500
Unit 3:	£440,500
Unit 4:	£440,500
Unit 5:	£440,500
Unit 6:	£440,500
Unit 7:	£347,000

VAT

All terms quoted are exclusive of VAT where applicable.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

FURTHER INFORMATION & VIEWING

For further information, or to arrange an inspection, please contact the joint agents:

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SUBJECT TO CONTRACT

JUNE 2018

Important: These brief particulars have been prepared as agent for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquires. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given.