

Unit 2 Danbury House

Armstrong Way, Yate, BS37 5NG

TO LET
23, 986 SQ FT (2,228.30 SQ M)

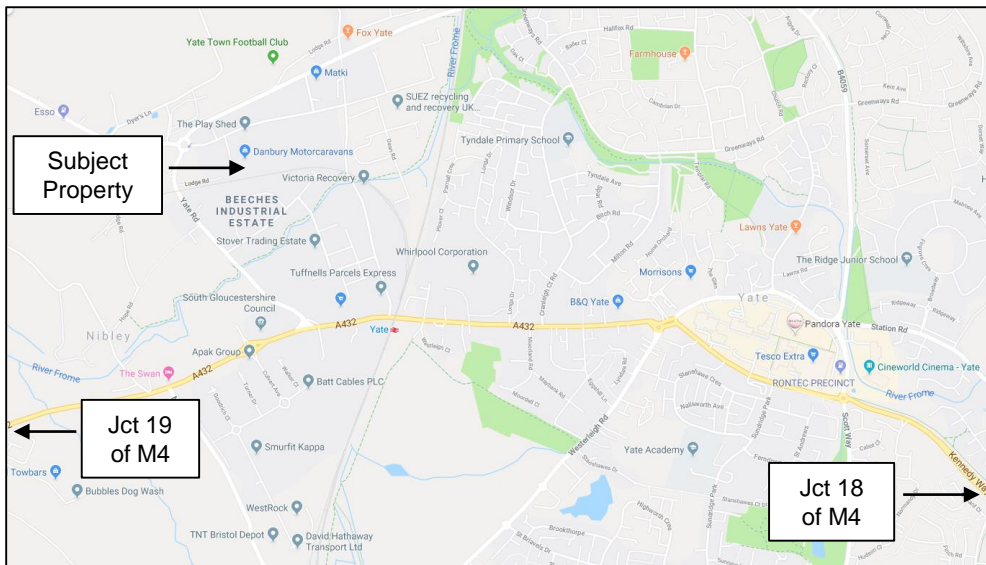


0117 917 2000

Subject to Contract
November 2019



Tom Watkins:
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LOCATION

- Located on Armstrong Way within the well-established Great Western Business Park in Yate.
- Excellent transport links via the A432/M32.
- Approximately 7 miles from Junction 18 and 19 of the M4, and 9 miles from Junction 15 and 16 of the M5.
- Bristol City Centre is approximately 9 miles to the South.

DESCRIPTION

- Semi-detached unit on self-contained site.
- Constructed around a steel portal frame with full height clad elevations.
- Insulated composite panelled roof with 20% translucent roof lights.
- Large open plan warehouse space.
- Ground and first floor office accommodation.
- Single surface level manual roller shutter door measuring 4m x 4m.
- Internal eaves height of 6.25m (20ft 6") rising to 9.25m (30ft 3").
- Large forecourt and car parking to the front.

LEASE TERMS

The property is available from 1st November 2019 on a new lease with terms to be agreed.

QUOTING RENT

Available upon application.

BUSINESS RATES

We advise you make your own enquiries with the local authority.

SERVICE CHARGE

There will be a service charge payable based on the fair proportion of the floor area.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

ENERGY PERFORMANCE RATING

Available on request.

PLANNING USE

B1, B2 and B8 planning consent

ACCOMMODATION

	SQ FT	SQ M
Warehouse	20,041	1,861.94
Ground Floor Offices	1,865	173.24
First Floor Offices	2,080	193.28
Total	23,986	2,228.46



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Misrepresentation Act

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