

THE REGION'S PREMIER INDUSTRIAL AND WAREHOUSE LOCATION



BEECHES
INDUSTRIAL ESTATE

UNIT
11-14

WAVERLEY ROAD
YATE BS37 5QZ

► **TO LET**

► **RECENTLY
REFURBISHED**

► **28,395 SQ FT
(2,638 SQ M)**

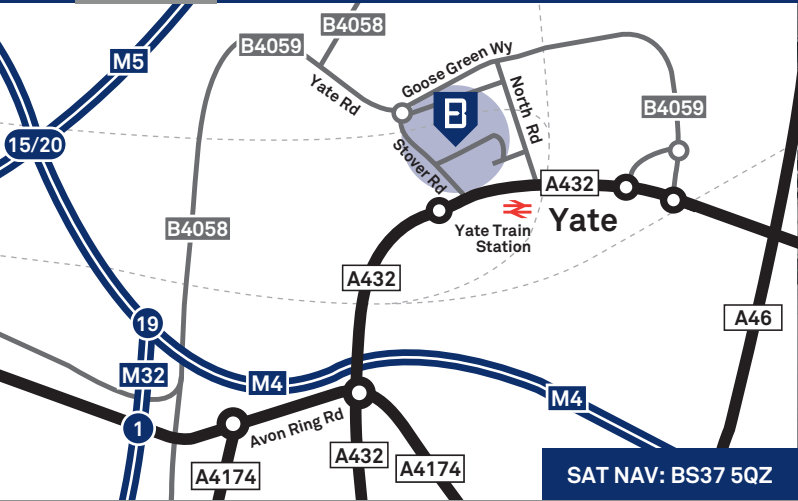
DETACHED UNIT ► FOUR ROLLER SHUTTER DOORS ► ATTRACTIVE LANDSCAPED ENVIRONMENT ► EXCELLENT MOTORWAY ACCESS

NEWLY REFURBISHED ► NEW ROOF ► NEW OFFICE ACCOMMODATION ► NEW WELFARE FACILITIES



B
UNIT
11-14

EXCELLENT ACCESS TO M4/M5 AND THE M32



The property is located on Waverley Road, within Beeches Industrial Estate to the west of Yate Town Centre and north of Bristol. It is well positioned for the M4 (Junction 18/19), M5 (Junction 14/15) and access into central Bristol via the A432/M32. The unit has recently undergone a comprehensive internal and external refurbishment programme and will suit a wide variety of end users.

- Newly refurbished industrial/warehouse unit
- Concrete portal frame construction with part brick/block, part steel elevations
- New office accommodation to the front elevation
- Access via four roller shutter doors
- Eaves height 6m (19ft 6")

ACCOMMODATION

FLOOR	SQ FT	SQ M
WAREHOUSE	25,370	2,357
OFFICES	3,025	281
TOTAL	28,395	2,638

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 29 (B).

RENT: Upon application.

RATEABLE VALUE: The property is listed as Warehouse and Premises with a rateable value of £95,500.

PLANNING: We believe 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:



GILES WEIR
Giles.Weir@eu.jll.com

ROSS WIGLEY
Ross.Wigley@eu.jll.com



TOM WATKINS
Tom.Watkins@colliers.com

TIM DAVIES
Tim.Davies@colliers.com

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by JLL in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither JLL nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.