

LAST REMAINING SPACE

ON THE REGION'S PREMIER INDUSTRIAL
AND WAREHOUSE LOCATION



BEECHES
INDUSTRIAL ESTATE

WAVERLEY ROAD
YATE BS37 5QZ

UNIT
7 - 8

TO LET

NEWLY REFURBISHED
WAREHOUSE /
PRODUCTION UNIT

BRAND NEW ROOF

14,005 SQ FT
(1,301 SQ M)

- ▶ ESTABLISHED INDUSTRIAL ESTATE
- ▶ EXCELLENT MOTORWAY ACCESS

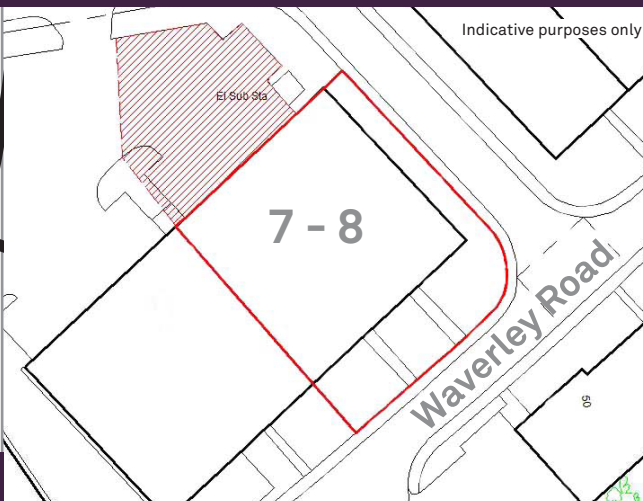
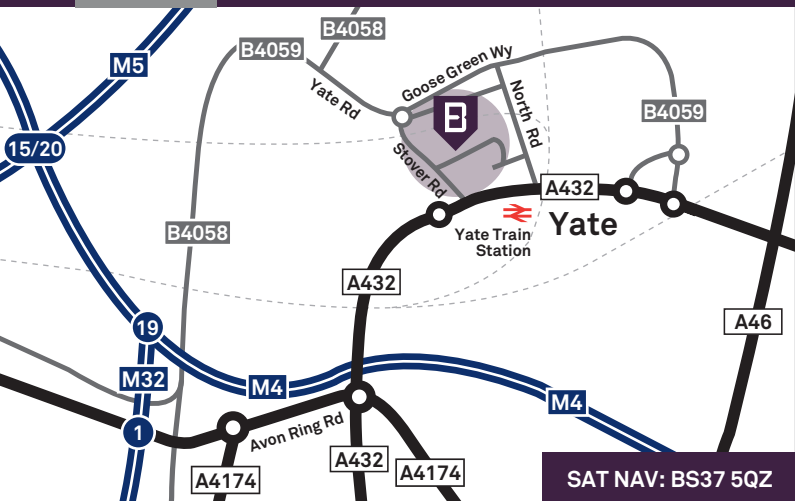
- ▶ TWO ROLLER SHUTTER DOORS
- ▶ POTENTIAL TO CREATE LARGE SECURE YARD



B

UNIT
7 - 8

EXCELLENT ACCESS TO M4/M5 AND THE M32



- Newly refurbished, including brand new roof
- New office accommodation
- New LED lighting
- New welfare facilities
- Separate visitors car park
- Potential for large secure yard to the rear
- Eaves height, 6 metres (19ft 6")

ACCOMMODATION

FLOOR	SQ FT	SQ M
WAREHOUSE	13,567	1,260.37
OFFICES / WC	438	40.74
TOTAL	14,005	1,301.11

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 B 37.

RENT: Upon application.

RATES: Please verify the rates payable with the local authority.

SERVICE CHARGE: A Service charge will be applicable to maintain the common areas of the estate.

PLANNING: We understand 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:

HENRY DE TEISSIER
Henry.DeTeissier@eu.jll.com

GILES WEIR
Giles.Weir@eu.jll.com

TOM WATKINS
Tom.Watkins@colliers.com

JAMES SHORT
James.Short@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.