

# To Let

## Units 31 & 33 Beeches Industrial Estate, Lavenham Road, Yate, Bristol, BS37 5QX

6,854 to 13,793 sq ft (636.76 to 1,281.41 sq m)

- Excellent motorway access
- 6m eaves
- Office & Welfare facilities
- Parking/loading area



## Location

The property is located on the established Beeches Industrial Estate in Yate, 10 miles North of Bristol. The town lies 5 miles to the North of junction 1 of the M32 which provides direct access onto the M4 and wider national motorway network. Yate railway station provides direct routes to Birmingham and the North and also Bristol Parkway mainline station.

## Accommodation

The properties comprise two separate industrial units, constructed on a concrete portal frame under a pitched asbestos sheet roof. The warehouse has a concrete floor, blockwork elevations and eaves height of 6 metres. Both units come with a small office and welfare facilities.

Both units also come with forecourt areas to the front for parking and loading.

## EPC

This property has been graded as 83(D).

## Rent

Available on Request



## Contacts

### JLL

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