Warehouse/ Production Unit

TO LET

6,696 sq ft (622.02 sq m)

Unit 10 Westerleigh Business Park, Easter Court, Yate, Bristol, BS37 5YS

Knight Frank

Property Summary.

- Modern end of terrace warehouse/production unit
- 6.8 metre internal eaves height
- Access via an electric up and over door (5.6m x 5.4m)
- Office accommodation over two floors incorporating suspended ceilings, carpeting, double glazing, WC's on both levels and a kitchenette
- 10% roof lights with an insulated roof
- Car parking to the front and rear
- Shared secure yard to the rear

Location.

The town of Yate is located approximately 12 miles north east of Bristol. Junction 14 of the M5 (10 miles west) and Junction 19 of the M4 (7 miles south) are easily accessible. The building is located on the Badminton Road Industrial Estate, to the south of the town. Easter Court was constructed in 2000 and offers the most modern units available.

Nearby occupiers include Smurfit Kappa, Rexel, Batt Cables and Selecta.

SERVICES

We understand that the property benefits from all mains services including water, drainage, 3 phase power and gas. The agents have not tested any apparatus on site and therefore cannot verify the condition.

EPC

The property has an EPC rating of 59 and is within Band C.

RENT

Available upon application to the marketing agents.

LEGAL COSTS

Each party is to bear their own legal costs incurred in the transaction.

VAT

VAT may be payable on any transaction at the prevailing rate.

FLOOR AREA

We have check measured the Gross Internal Floor Area (GIA) as follows:

Description	Area (sq ft)	Area (sq m)
Warehouse	3,898	362.14
GF Offices/Amenities	1,550	143.97
FF Offices/Amenities	1,248	115.90
Total	**6,696**	**622.02**

TERMS

The property is available by way of assignment or sub-lease of the remaining FRI lease expiring 6th December 2026.

RATEABLE VALUE

The property is listed as Warehouse and Premises by the VOA and has a Rateable Value of £33,000 from the 1st April 2017. For rates payable please contact the marketing agents.

Site Plan: Promap on a scale of 1:1250

Contact.

For further information, or to arrange a viewing, please contact the sole agents:

RHYS JONES

+44 117 917 4534
+44 7810 599 710
rhys.jones@knightfrank.com

RUSSELL CROFTS

+44 117 917 4535
+44 7990 707 723
russell.crofts@knightfrank.com

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