

FOR LEASE

Unit 1, Market Industrial Estate

Kenn Moor Road

Yatton

North Somerset, BS49 4RF



WAREHOUSE / INDUSTRIAL / TRADE COUNTER 1,589 sq ft (147.65 sq m)

- + Modern end-terrace warehouse / industrial unit.
- + Incorporating ground floor office, lobby, WC and kitchenette.
- + Insulated profile sheet pitched roof, with 10% translucent roof panels.
- + 3.12m eaves height and 4.43m apex.
- + Within a modern, well configured industrial estate of 15 units.
- + Good local amenities and within 13 miles of Bristol City Centre.
- + Convenient access to the M5 motorway via Junction 20 or 21.
- + Would suit workshop / storage/ trade counter operation, subject to any necessary planning consents.



CONTACT US

PHILIP CRANSTONE

Director
+44 (0)117 943 5873
Philip.cranstone@cbre.com

ALEX QUICKE

Graduate Surveyor
+44 (0)117 943 5798
Alex.quicke@cbre.com

SADIE COLE

Alder King
+44 (0)117 317 1034
Scole@alderking.com

CBRE OFFICES

Floors 13 & 14, Clifton Heights,
Triangle West, Clifton,
Bristol, BS8 1EJ
T +44 (0)117 943 5757



www.cbre.co.uk/properties

CBRE

FOR LEASE

Unit 1, Market Industrial Estate

Kenn Moor Road
Yatton
North Somerset, BS49 4RF



PROPERTY OVERVIEW

DESCRIPTION

- + Modern end-terrace warehouse / industrial unit.
- + Incorporating ground floor office, lobby, WC and kitchenette.
- + Well presented office with wall mounted HVAC air conditioning.
- + Steel portal frame construction with brick / block elevations.
- + Insulated profile sheet pitched roof, with 10% translucent roof panels.
- + 3.12m eaves height, reaching 4.43m at apex.
- + Manual roller shutter loading door, 3.37m wide by 2.71m high, with separate wicket door.
- + Fluorescent strip lighting to the warehouse with LED spot lighting to the office.
- + 3 allocated car parking spaces.

ACCOMMODATION

The Property has been measured in accordance with the RICS Code of Measuring Practice (6th edition) as follows:

Accommodation	Sq M	Sq Ft
Warehouse	93.50	1,006
Office	36.10	389
Ancillary	18.04	194
Total GIA	147.65	1,589

SERVICES

We understand that mains services are provided to the property including water, drainage and 3 phase electricity.

ENERGY PERFORMANCE

The property has been given an Energy Performance Certificate (EPC) of D (85).

A full EPC is available upon request.

FOR LEASE
Unit 1, Market Industrial Estate

Kenn Moor Road
Yatton
North Somerset, BS49 4RF



PROPERTY OVERVIEW



www.cbre.co.uk/properties

CBRE

FOR LEASE

Unit 1, Market Industrial Estate

Kenn Moor Road
Yatton
North Somerset, BS49 4RF



FURTHER INFORMATION PLANNING

The property is anticipated to be suitable for Class B1(c) Light Industrial and Class B8 Storage & Distribution purposes. Interested parties are advised to make their own enquiries with the local planning authority.

ENERGY PERFORMANCE

A full Energy Performance Certificate (EPC) is available upon request.

RATEABLE VALUE

The property is listed in the Valuation List 2017 as Warehouse and Premises, with a Rateable Value of £9,900.

ESTATE SERVICE CHARGE

An Estate Service Charge will be payable, towards the management and maintenance of the common parts of estate.



CONTACT US

PHILIP CRANSTONE

Director
+44 (0)117 943 5873
Philip.cranstone@cbre.com

ALEX QUICKE

Graduate Surveyor
+44 (0)117 943 5798
Alex.quicke@cbre.com

TENURE

The property is available by way of a new Full Repairing and Insuring (FRI) lease, for a term of years to be agreed, subject to status.

RENT

Upon application.

VAT

All figures are quoted exclusive of VAT which will be charged at the appropriate rate.

LEGAL COSTS

Each party is to bear their own legal, surveyors or other costs incurred in any transaction.

ANTI-MONEY LAUNDERING

The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.

SADIE COLE

Alder King
+44 (0)117 317 1034
Scole@alderking.com

CBRE OFFICES

Floors 13 & 14, Clifton Heights,
Triangle West, Clifton,
Bristol, BS8 1EJ
T +44 (0)117 943 5757

FOR LEASE Unit 1, Market Industrial Estate

Kenn Moor Road
Yatton
North Somerset, BS49 4RF



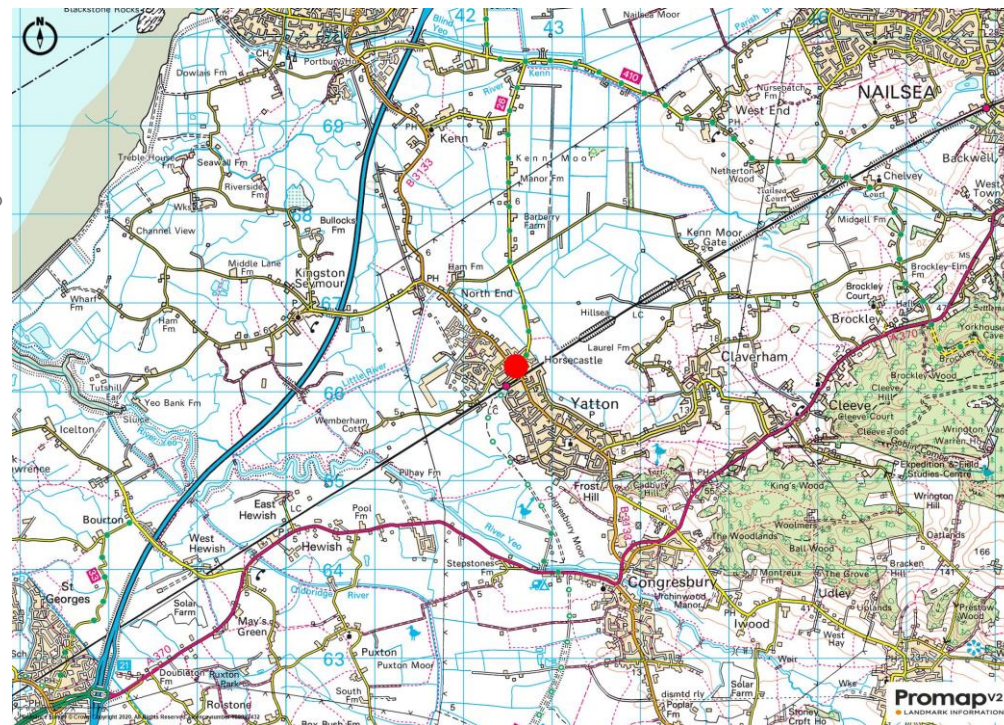
LOCATION BS49 4RF

SITUATION

- + Within a modern, well configured industrial estate of 15 units.
- + Adjacent to Yatton Railway Station, providing direct services to Weston-Super-Mare, Bristol, Taunton, Cardiff, and London.
- + Good access to A370 linking Bristol to Weston-Super-Mare.
- + Other notable occupiers in Yatton include Smart Architectural Aluminium, Oxford Instruments and Stowell Concrete.

TRAVEL DISTANCES

- + Clevedon – 4.60 miles (7.40 km)
- + Weston-Super-Mare – 10.80 miles (17.38 km)
- + Bristol City Centre – 13.9 miles (22.36 km)
- + Junction 20 of the M5 motorway – 4.20 miles (6.75 km)
- + Junction 21 of the M5 motorway – 6.20 miles (9.97 km)



© 2015 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. Subject to Contract. August 2021.

www.cbre.co.uk/properties

CBRE