



Quoting Rent:  
 £30,000 per  
 annum per unit  
 excl. VAT  
 (Subject to Contract)

### The Property

The premises comprises two interlinked mid terrace light industrial units with ancillary office accommodation and provide the following Gross Internal Areas:

#### Unit 58

2,122 sq ft  
 197.14 sq m

#### Unit 59

2,122 sq ft  
 197.14 sq m

#### TOTAL

4,224 sq ft  
 394.27 sq m

## Units 58-59 Beeches Industrial Estate, Yate, BS37 5QR

Well-established industrial location. Good transport links. Prominent unit within the estate.

### Highlights

- **Available for immediate occupation**
- Open Plan Warehouse
- Fitted Office Accommodation
- Two Loading Doors
- Allocated Loading Forecourts
- Good Transport Links to Bristol City Centre and the M4/M5 motorways.

# The Location

## Nearby Neighbors

- BBS Plumbing & Heating Supplies
- WH Bence
- Bristol Uniforms
- Carpet Giant
- Greggs

## Connectivity

- Junction 1 of M32  
5.6 miles
- M4 Motorway  
6.5 miles
- M4/M5 Interchange  
9.3 miles
- Bristol City Centre  
10.4 miles

## Amenities

- Fitted Office Accommodation
- WC's
- Kitchenette
- Two Loading Doors
- 3-Phase Electricity
- Allocated Car Parking

# Description

The property comprises two interlinked mid terrace units that has been constructed around a steel portal frame under an insulated corrugated sheet roof incorporating approximately 10% translucent roof lights.

The property benefits from an open plan warehouse space with an internal eaves' height of 4m (13ft 1"). There is additional ancillary office accommodation available with two WCs and a small kitchenette.

Loading access is provided via two surface level loading doors at the rear elevation and there are separate pedestrian entrances at the front of the property.

Externally the property benefits from an allocated loading forecourt at the rear of the property with 6 allocated car parking spaces.

# Tenure

The property is available by way of a new full repairing and insuring lease.

# Rent

£30,000 per annum per unit exclusive of VAT.

# VAT

All costs are subject to VAT where applicable.

# Legal Costs

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

# Energy Performance Certificate

Available Upon Request.



## Contacts

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