

Ladden Business Quarter

Yate - Bristol - BS37 7YT



PRODUCTION BUILDINGS

from 3,400–25,000 sq ft

www.laddenbusinessquarter.co.uk

OFFICE BUILDINGS

from 2,000–10,000 sq ft

SERVICED PLOTS

5.37 & 5.92 acres

**DESIGN
BUILD
& LAND
OPPORTUNITIES**



CLOSE TO YATE TOWN CENTRE



5 MILES NORTH OF J18 & 19 M4



NEARBY TRAIN STATION



NEARBY BUS INTERCHANGE



SHOPPING ON YOUR DOORSTEP



The site forms part of the Ladden Garden Village Development located on the northern side of Yate.

Yate is a strong and established commercial centre, approx. 5 miles north of Junctions 18 and 19 of the M4 motorway – providing easy access to Bristol city centre and the national motorway network. Junction 14 of the M5 is also within easy reach.

Yate Railway station is within 3/4 of a mile as is Yate Town Centre and bus interchange where there are an extensive range of facilities available.

Travel Distances	Miles
Bristol City Centre	12
Parkway Station	8
Gloucester	27
Bath	16
Swindon	33





2,450 DWELLINGS



NEW PRIMARY SCHOOL



5.92 ACRES FOR OFFICE USE



5.37 ACRES FOR PRODUCTION USE



Description

The site comprises two parcels of land located on the western side of the Ladden Garden Village Development which will provide up to 2,450 new dwellings with a Local Centre and Primary School.

The northern plot extends to 5.92 acres and is suitable for office use.

The southern plot extends to 5.37 acres and is suitable for production and research/development users.

UNIT	NO. OF UNITS	SQ FT	SQ M
OFFICE			
A1	1	2,000	185.8
A2	2	2,723	253.0
A3	2	2,855	265.2
A4	1	2,981	276.9
A5	2	3,173	294.8
A6	0	3,444	320.0
A7	2	3,719	345.5
A8	1	3,881	360.6
A9	1	4,520	419.9
A10	0	4,736	440.0
A11	1	5,167	480.0
A12	0	6,458	600.0
A13	0	6,890	640.1
A14	1	10,000	929.0
Total Office Units		53,489	4,969.3
INDUSTRIAL			
B1	5	3,444	320.0
B2	1	8,930	829.6
B3	1	9,085	844.0
B4	1	25,000	2,322.6
Total Industrial Units		60,235	5,596.0
Site Areas		11.29 acres	4.56 hectares



The indicative scheme is shown on the plan above, but at this stage and depending on the scale of the building alternative layouts and buildings arrangements can be considered.



Tenure

The Land Owners are prepared to consider the following:

- The sale of the Northern and Southern plots;
- The design and build of new office or production buildings on either a Pre Let or Pre Sale basis.

The transfer will permit uses falling within Planning Classes B1 & B2 and incorporate a restrictive covenant prohibiting all other uses.

A service charge will be levied for the up keep of the scheme wide Common Parts and Services with further details available upon request.

Planning

The site has the benefit of outline planning consent for B1 + B2 uses by virtue of a masterplan consent (number PK12/1913/0) dated 17.07.2015. A copy of the Decision Notice is available on request.

Services

We are advised that main services will be available to the site boundaries.

A data room is being established with further technical information available upon request.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the sale price. We recommend that the prospective tenants/purchasers establish the implications before entering into any agreement.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Further information

Please contact the sole agents.



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Important Notice. These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. AK/Hollister HD2485 12/2021 (V2)



LADDEN
GARDEN VILLAGE

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