



# For Sale

Former Latham Timber Warehouse, Badminton Road,  
Yate, Bristol, BS37 5JX

Warehouse with separate office accommodation on secure site

- Detached open front warehouse and separate two storey offices
- Size: 56,225 Sq. Ft. (5,225 Sq. M.) on 2.58 acre secure site
- Freehold
- Potential for refurbishment or redevelopment
- Vacant Summer 2017

**Subject to Contract**

## 0117 945 8814

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## Location

The property is located in Yate which is approximately 12 miles north east of Bristol. The motorway network is easily accessible via Junction 14 of the M5 (10 miles west) and junction 19 of the M4 (7 miles south). The depot is located on the established Badminton Road industrial estate, to the south of the town, with 24/7 use and occupation.

Currently occupied for timber distribution with storage and trade counter, the site is flexible for a number of employment uses or redevelopment options.

## Description

The property was built in the 1970s for the current occupier as a secure distribution site. Internally the warehouse comprises a clear span four bay warehouse with an eaves height of 6.4 metres, a covered canopy and a detached two storey office/trade counter building. Loading to the warehouse is ground level only from two elevations.

The site is fully fenced and gated which provides the opportunity for extensive open car parking or alternatively storage land. The yard is surfaced with a mix of concrete and gravel.

## Accommodation

We are advised that the property has been measured in accordance with the RICS Code of Measuring Practice with a Gross Internal Area of:

	Sq ft	Sq m
Warehouse	53,363	4,959
Ground Floor	1,431	133
First Floor Office	1,431	133
<b>Total</b>	<b>56,225</b>	<b>5,225</b>

## Business Rates

The property is listed as Warehouse and Premises by the VOA and has a Rateable Value of £150,000. For rates payable please contact the marketing agents.

## Important Notice

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## Terms

The property is available on a freehold basis with vacant possession upon relocation of James Latham Limited in Q3 2017.

## EPC

The property has two assessments: -

Factory Building – F (137)

Office Block – F (150)

A full report with upgrade recommendations is available on request.

## Viewing

For further details or an appointment to view the property please contact;

Knight Frank - Tel 0117 945 8814

## Josh Gunn or Russell Crofts

Josh.gunn@knightfrank.com

Russell.crofts@knightfrank.com

Or alternatively our joint agent;

GVA – Tel 0117 984 2400

**June 2017**

