

AVAILABLE NOW



BEECHES
INDUSTRIAL ESTATE

WAVERLEY RD
YATE BS37 5QT

UNIT 6

THE REGION'S PREMIER INDUSTRIAL AND WAREHOUSE LOCATION

▶ **TO LET**

▶ 6,985 SQ FT
(649 SQ M)

▶ NEWLY REFURBISHED
WAREHOUSE /
PRODUCTION UNIT

▶ FULL INTERNAL
REDECORATION

▶ ELECTRIC
LOADING DOOR

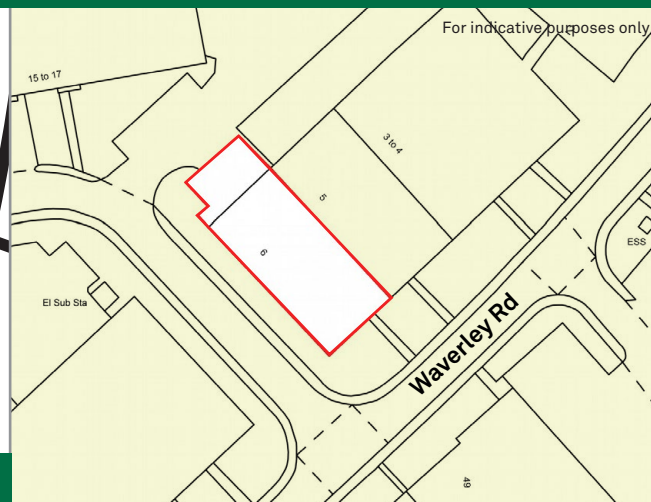
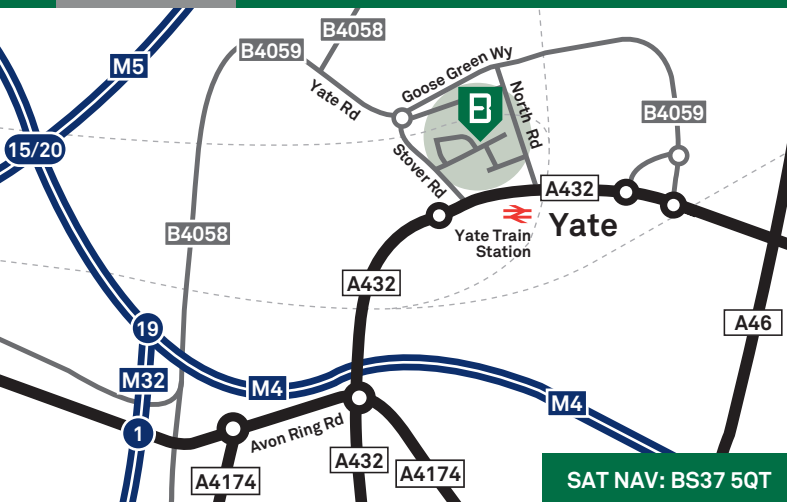
- ▶ ESTABLISHED INDUSTRIAL LOCATION
- ▶ EXCELLENT MOTORWAY ACCESS M4/M5/M32
- ▶ WAREHOUSE & OFFICE SPACE
- ▶ SECURE YARD



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EXCELLENT MOTORWAY ACCESS M4/M5/M32



- ▶ Refurbished Warehouse Space
- ▶ Refurbished office space, with welfare facilities
- ▶ LED lighting throughout
- ▶ Electric loading door
- ▶ Secure yard
- ▶ Eaves height, approx 6 metres

ACCOMMODATION

FLOOR	SQ FT	SQ M
WAREHOUSE	5,986	556.1
GROUND FLOOR OFFICE	999	92.8
TOTAL	6,985	648.9

Measured on a Gross Internal Area basis

TENURE: A new full repairing and insuring lease is available on terms to be agreed.

EPC RATING: The EPC rating is B 45.

RENT: Upon application.

RATES: Current rateable value is £35,000.

SERVICE CHARGE: A Service charge will be applicable to maintain the common areas of the estate.

PLANNING: We understand the property is suitable for E, B2 and B8 uses. Interested parties should make their own enquiries with the local planning authority.

LEGAL COSTS: Each party is responsible for their own legal costs.

ANTI-MONEY LAUNDERING: The occupier will be required to submit documentation to satisfy anti-money laundering regulations.

VAT: All figures are exclusive of VAT.

VIEWINGS: For further information please contact the agents below:

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