



Quoting Rent:  
£40,000 per  
annum excl.  
VAT

(Subject to Contract)

### The Property

The premises comprises a mid-terrace industrial warehouse with first floor office accommodation and provides the following Gross External Areas:

#### Ground Floor

2,696 sq ft  
250.4 sq m

#### First Floor

859 sq ft  
79.8 sq m

#### TOTAL

**3,555 sq ft**  
**328 sq m**

## Unit 4 Apollo Park, Armstrong Way, Yate, BS37 5AH

High quality, modern industrial warehouse.  
Well-established industrial location.

### Highlights

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

# The Location

## Nearby Occupiers

- James Latham
- Saddleback
- First Quality Foods
- Joining Technologies
- CEF
- ESS Safeforce

## Connectivity

- Junction 1 of M32  
5 miles
- M4 Motorway  
5.5 miles
- M4/M5 Interchange  
9 miles
- Bristol City Centre  
10 miles

## Amenities

- Fitted Office Accommodation
- WC's
- Kitchenette
- Electric Roller Shutter
- 3-Phase Electricity
- Allocated Car Parking

# Description

The property comprises a mid-terraced modern industrial warehouse that has been built around a steel portal frame under an insulated clad roof incorporating approximately 15% translucent roof lights.

The property benefits from an open plan warehouse space with an internal eaves' height of 6m (19ft 6"). There is fitted offices accommodation on both ground and first floor levels as well as multiple WCs and a kitchenette. There is a mezzanine floor within the warehouse than can be utilized for additional storage space.

Loading access is provided via a single electric surface level loading door as well as a separate pedestrian entrance.

Externally the property benefits from 4 allocated car parking spaces and a loading forecourt.

# Tenure

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

# Rent

£40,000 per annum 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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