



TO LET
22,689 - 47,410 sq ft

DETACHED WAREHOUSE WITH SECURE SELF-CONTAINED YARD

Danbury House, Armstrong Way, Yate, BS37 5NG

- FLEXIBLE LEASE TERMS AVAILABLE
- POTENTIAL TO SPLIT
- Available from March 2023

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Location

The property is situated on Armstrong Way within the well-established Great Western Business Park in Yate. The unit has excellent transport links via the A432/M32. Junction 18 and 19 of the M4 are approximately 7 miles and Junctions 15 and 16 of the M5 are 9 miles distant. Bristol City Centre is approximately 9 miles to the South. Yate Railway Station is located a short walk from the property.

Description

The property comprises a detached two bay steel portal frame warehouse on a self-contained site. The property has been split comprising two self contained warehouses with secure yards both of which benefit from two storey offices/amenities and level loading doors. Externally, the property benefits from a large secure yard and parking area within a palisade fence compound.



Accommodation

Unit 1

Floor	Sq ft	Sq m
Warehouse	16,421	1,525.64
Mezzanine Floor	3,629	337.21
Ground Floor Office	1,319	122.55
First Floor Office	1,319	122.55
Total	22,689	2,107.95

Unit 2

Floor	Sq ft	Sq m
Warehouse	22,010	2,044.79
Ground Floor Office	1,355	125.91
First Floor Office	1,355	125.91
Total	24,720	2,296.61

Total	47,410	4,404.56
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The premises have been measured in accordance with the RICS Code of Measuring Practice (6th edition), and provide the following gross internal areas.



2.34 acre site



Flexible size options available

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Tenure

The unit is available by way of a new full repairing and insuring lease on terms to be agreed. The lease is to be drafted outside the Security of Tenure Provisions of the 1954 Landlord and Tenant Act. Flexible lease terms will be considered.

Rent

Upon Application.

EPC

The Energy Performance Rating is C (75).

VAT

VAT if applicable will be charged at the standard rate.

Planning

The property benefits from B1, B2 and B8 uses.

Business Rates

Details of the rating assessment are available from the agents.

Anti Money Laundering

The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.

If you would like to know more please get in touch.

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- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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