

TO LET.



Unit R, Stover Trading Estate, Yate, Bristol, BS37 5PB.

Detached Warehouse/Industrial Unit— 14,935 sq ft (1,387.51 sq m).



Property Features.

- Secure Yard
- HGV and Car Parking
- 24-hour site security/ CCTV and access
- Strong Road/Motorway Connections

Location.

Stover Trading Estate is situated on the western fringe of Yate bounded by Badminton Road (A432) and North Road.

The principal estate roads are Millbrook Road, Lawrence Drive and Wellington Drive. Stover Trading Estate forms part of four core logistic and industrial estates creating Northeast Bristol's Premier Industrial location, which also includes Great Western Business Park, Beeches Industrial Estate and Westerleigh Business Park.

The prominent position and access of Stover Trading Estate has made it very popular with trade counter operators including occupiers Screwfix, Jewson, Plumb Centre, Howdens amongst others.

Description.

The unit has a mixed construction of brickwork with profile steel cladding with a pitched roof and translucent sky lights. The unit has one level access loading door and two concertina loading doors.

The unit benefits from a large secure yard with perimeter fencing throughout and two access points.

The unit has approximately 25 car parking spaces to the front of the building.

EPC.

Please contact agents for EPC information.

VAT.

All pricing is subject to VAT.

Terms.

Upon application.

Legal Costs.

Each party to bear their own legal costs.

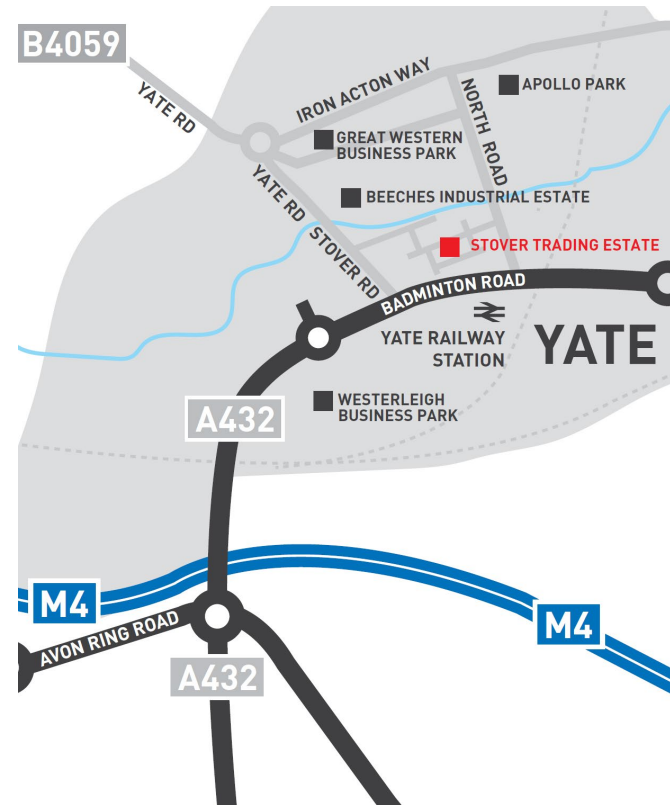
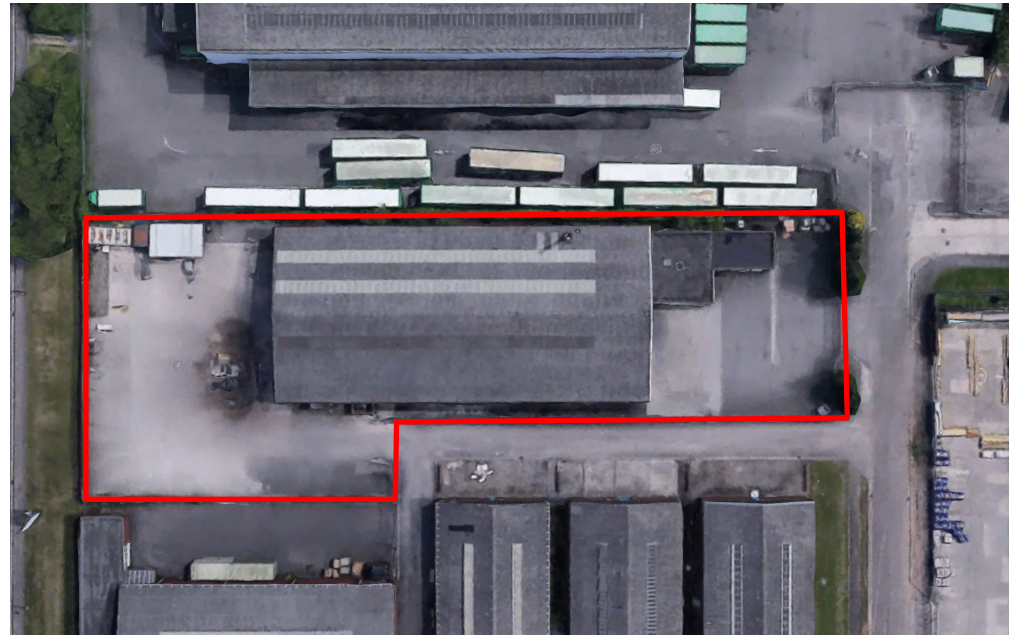
Rates.

The rateable value for the property is available upon request.

Accommodation.

	Sq ft	Sq m
Warehouse & Offices	14,935	1,387.51

All areas are approximate gross internal.



Contact.

For further information, or to arrange a viewing, please contact the sole agents.



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