

# TO LET.



A5 Badminton Centre, Station Road, Yate, Bristol, BS37 5HT.

**TO BE REFURBISHED** - Rare small workshop/trade counter space.



## Property Features.

- Office and amenities
- Available Q2 2025
- 1,490 sq ft (138 sq m)
- 5.2 metre eaves

## Location.

Yate is an established commercial town in South Gloucestershire, located approximately 7 km (4.5 miles) north of Junction 18 and 19 of the M4 motorway and 8.5 km (5.3 miles) east of the M5 motorway. The town is approximately 15 km (9 miles) from Bristol City Centre, and 22 km (14 miles) from the Severn Bridge via the M4 motorway.

The property is located in The Badminton Centre which is positioned off Station Road (A432) on the western side of Yate. Stover Trading Estate and Beeches Industrial Estate are adjacent to the west and Westerleigh Business Park and Badminton Road Trading Estate are located to the south.

## Description.

The property comprises a fully refurbished end of terrace warehouse unit of steel portal frame construction. The unit is configured to provide a warehouse with small office upon entrance of the pedestrian door and amenity block to the rear elevation. The unit benefits from an internal eaves height of approximately 5.2 metres and a level access loading door. Car parking is to the front elevation.

## Accommodation.

	Sq ft	Sq m
Warehouse/Ancillary Space	1,428	138
<b>TOTAL</b>	<b>1,428</b>	<b>138</b>

All areas are approximate gross internal.

## EPC.

Available on request.

## VAT.

All pricing is subject to VAT.

## Terms.

Upon application.

## Legal Costs.

Each party to bear their own legal costs.

## Rates.

The rateable value of the property is £15,750. Please contact the agents for rates payable information.



# Contact.

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



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