



Typical Refurbishment



May 2025

**WESTERLEIGH  
BUSINESS PARK  
EASTER COURT  
YATE BS37 5YS**

**UNIT 8  
TO LET**

**4,598 SQ FT  
(427 SQ M)**

**HIGH-SPEC UNIT**

**SHARED  
SECURE YARD**

**11 PARKING SPACES**

**RE-CONDITIONED ROOF**



**UNIT 8**

**TO BE  
REFURBISHED**

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## DESCRIPTION

- » To be refurbished to include a re-conditioned roof
- » A modern well-presented mid-terrace warehouse/ production unit
- » Shared secure yard to the rear
- » 11 car parking spaces
- » 6.8 metres to eaves
- » 10% roof lights with insulated roof
- » Access via electrical up and over door (5.6m x 5.38m)
- » Office accommodation over two floors incorporating suspended ceilings, carpeting, double glazing and WCs on both levels and a kitchenette

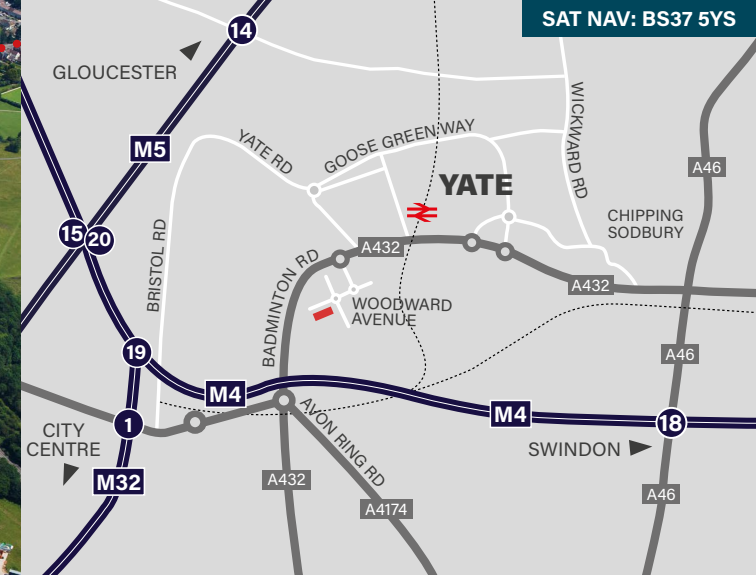
## ACCOMMODATION

Unit 8	SQ FT	SQ M
Warehouse	2,904	269.70
Ground Floor Office	847	78.70
First Floor Office	847	78.70
<b>TOTAL</b>	<b>4,598</b>	<b>427.10</b>

Measured on a Gross Internal area basis.

## LOCATION

- » The unit is located on Westerleigh Business Park
- » 12 miles north east of Bristol
- » 10 miles to Junction 14 – M5
- » 7 miles to Junction 19 – M4
- » Yate Western Gateway Enterprise Zone' has identified Yate as an area for investment and growth over the next 10 years



SAT NAV: BS37 5YS

### TENURE

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

### EPC RATING

The building has an EPC rating of B (47).

### RENT

Upon application.

### RATEABLE VALUES

Interested parties should make their own enquiries to ascertain exact rates payable. The current rateable value is assessed at £64,000 from April 2026. Listed as Warehouse and premises.

### LEGAL COSTS

Each party is responsible for their own legal costs.

### VAT

All figures are exclusive of VAT.

### MONEY LAUNDERING REGULATIONS

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### VIEWING

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