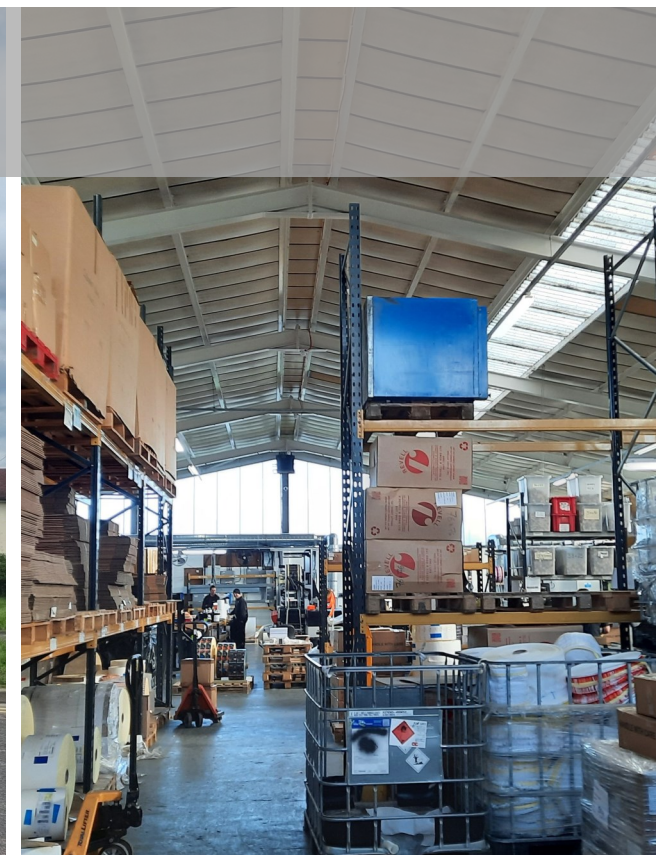


DETACHED INDUSTRIAL UNIT TO LET

UNIT A STOVER INDUSTRIAL ESTATE, YATE, BRISTOL, BS37 5PB



- 8,790 sq ft (816 sq m)
- Detached industrial unit located on an established estate
- Prominent location with frontage to the main estate road
- Surrounded by national occupiers including Howden Joinery, Screwfix, Toolstation and Jewson
- Demised parking to the rear



Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

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LOCATION

The property is located on the established Stover Industrial Estate on Millbrook Road with frontage to North Road, one of the main estate roads. The site has excellent access from the A432 Badminton Road which in turn provides access to the M32 and M4 via the Bristol Ring Road. The estate is home to a number of national trade occupiers and including Howden Joinery, Toolstation, Screwfix and Jewson.

DESCRIPTION

The property comprises a detached industrial unit of steel portal frame construction with roof lights. The elevations are part brick and part glazed providing good natural light to the property. There is a single storey offices and amenity block fronting Millbrook Road. Access for large commercial vehicles is provided to the property to the rear along with circa 10 demised car parking spaces.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property provides a total of approximately 8,790 sq ft (816 sq m) of gross internal floor area.

TENURE

The property is available by way of a sublease (terms to be agreed) or by assignment of the remainder of the existing lease which expires in July 2025. A new lease could be available by separate negotiation with the landlord.

Rent is available upon application to the agents.

PLANNING

We are advised that the premises has a B2, B8 and E (g) consented use, but recommend all enquiries are directed to South Gloucestershire local planning authority for clarification.

BUSINESS RATES

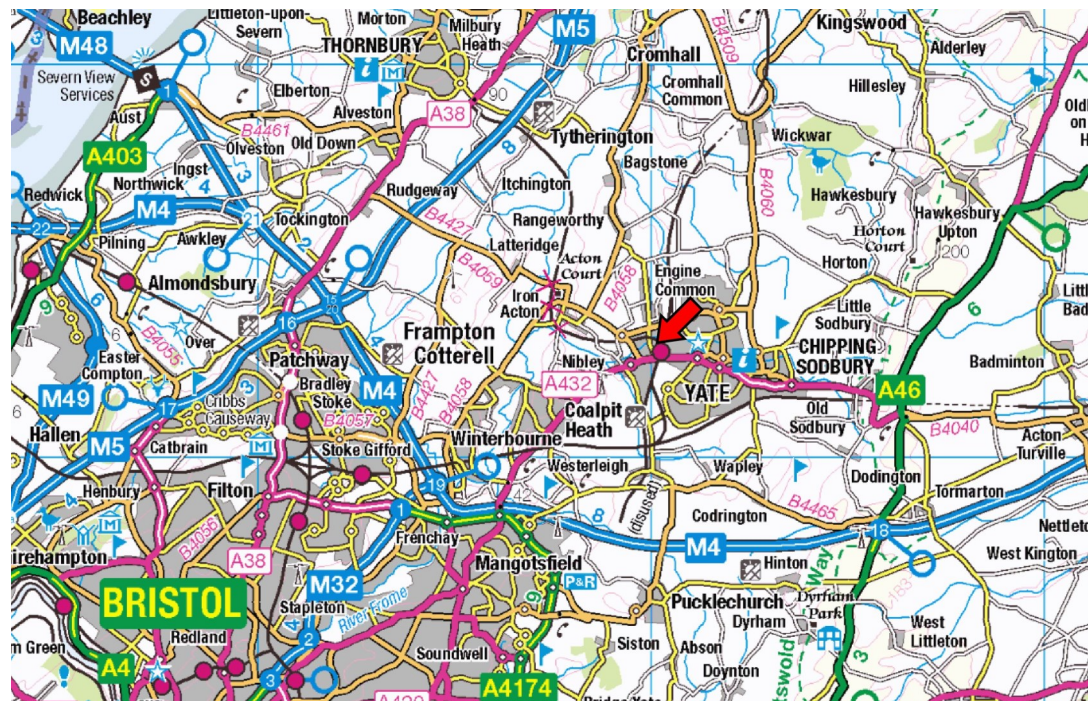
The property currently has a Rateable Value of £54,000 from 1st April 2023. Therefore rates payable for the year 2023/2024 is approximately £28,000.

EPC

The property has an EPC rating of D (97) and a certificate can be made available on request.

VAT

Status to be confirmed.



VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agents:

FAO: Tom Gibbons
Tel: 07880 207887
Email: tg@burstoncook.co.uk

Chloe Burston
07764 944406
chloe@burstoncook.co.uk

SUBJECT TO CONTRACT

September 2023

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2012 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

ANTI-MONEY LAUNDERING

Under the UK Money Laundering Regulations, Burston Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.

Disclaimer: Burston Cook for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Burston Cook cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Burston Cook has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Burston Cook will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.

