



Badminton Trading Estate / Yate / BS37 5NS

Modern High Specification Warehouse Units

ranging from 7,600 sq ft - 76,400 sq ft

Available Q4 2027



-Introduction-

Coachworks is a fully consented comprehensive refurbishment designed to deliver a terrace of high-specification industrial and warehouse units.

The scheme offers exceptional flexibility, with unit sizes ranging from 7,600 sq ft up to a single unit of 76,400 sq ft for larger requirements.

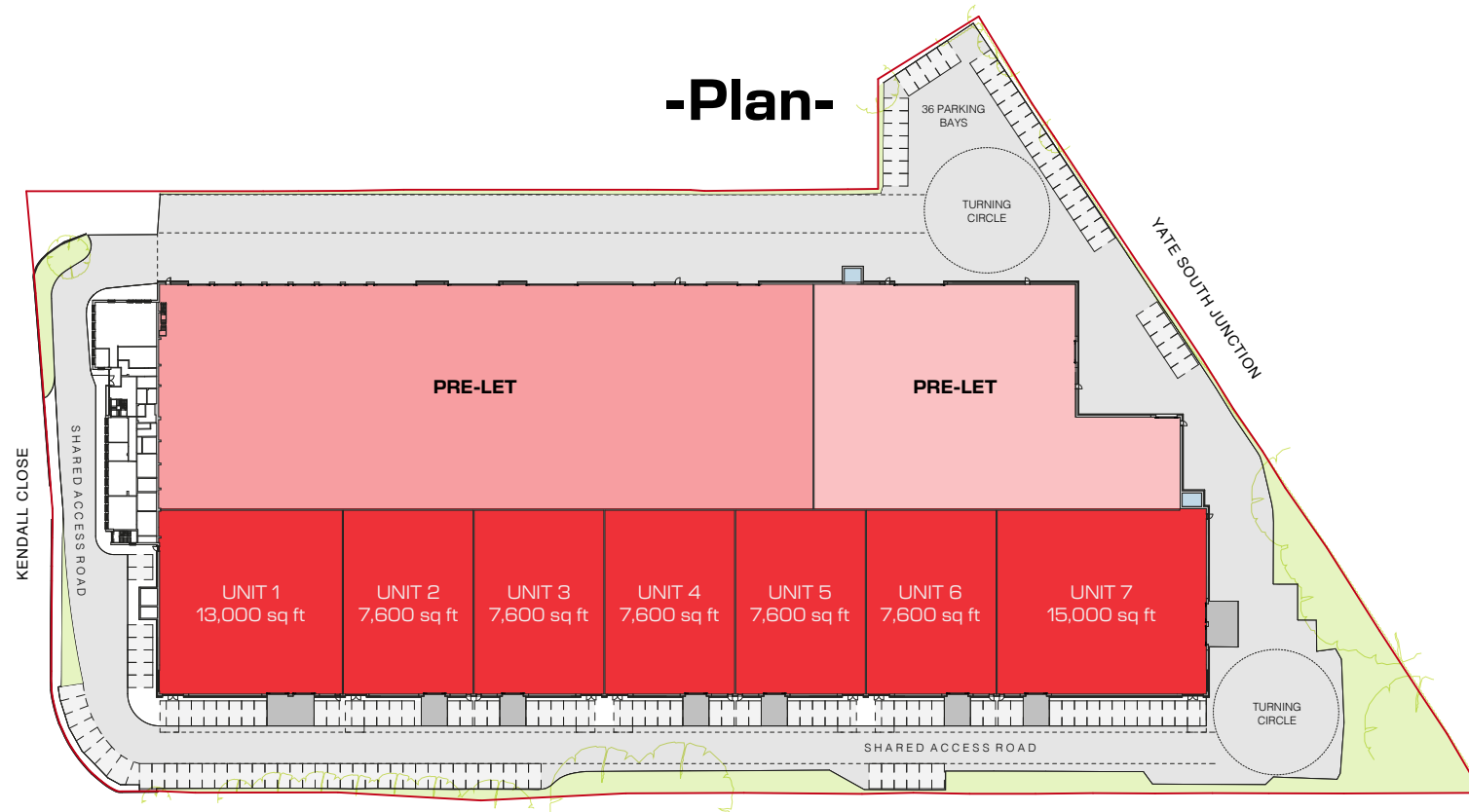
Strategically located on Badminton Trading Estate, Yate, Coachworks sits within a well-established commercial hub approximately 6 miles north of Junctions 18 and 19 of the M4, providing excellent connectivity to Bristol city centre and the wider motorway network.



-The Site-



Coachworks Indicative CGI*



Indicative scheme sizing





-The Scheme-

Coachworks is scheduled to commence refurbishment in Q4 2026, with an anticipated 9-month delivery timeframe. The scheme offers exceptional flexibility, accommodating a wide range of requirements from 7,600 sq ft up to 76,400 sq ft as a single unit.

We can tailor options to suit your needs, and a few example configurations are shown here:

01 | SINGLE 7,600 SQ FT UNIT

- | 1 x Loading door
- | 1 x Designated loading area
- | Private unit Entrance
- | Minimum of 7 allocated car spaces with 1 being disabled bay
- | Additional visitor shared parking area
- | WC facilities
- | Kitchenette Tea Point
- | Option for mezzanine installation

02 | 15,000 SQ FT UNIT

- | 3 x Loading doors
- | 3 x Designated loading areas
- | Private unit Entrance
- | Minimum of 14 allocated car spaces with 1 being disabled bay
- | Additional visitor shared parking area
- | WC facilities
- | Kitchenette Tea Point
- | Option for mezzanine installation

03 | 33,600 SQ FT UNIT

- | Up to 6 x Loading doors
- | Up to 3 x Designated loading areas
- | Private unit Entrance
- | Minimum of 28 allocated car spaces with 3 being disabled bay
- | Additional visitor shared parking area
- | WC facilities
- | Kitchenette Tea Point
- | Option for mezzanine installation

04 | 76,400 SQ FT UNIT

- | Up to 20 x Loading doors
- | Designated loading areas subject to requirements
- | Private unit Entrance
- | Up to 112 Car Parking Spaces subject to loading door requirements
- | WC facilities
- | Kitchenette Tea Point
- | Option for mezzanine installation





-Specification-



8m

minimum eaves



EPC A

Targeted



Electric

surface level
roller doors



Substantial
Floor
loading capacity



Excellent

Targeted



**New Roof - 15
year guarantee**



**Power Capacity
of 1MVA
Targeted**



**Designated
loading area**



**Allocated
car parking**



**Ability to
combine units**



**Ability to add
mezzanine floor**



Solar Power





Coachworks

- 1 Smurfit Westrock
- 2 Pedigree Wholesale
- 3 Royal Mail
- 4 Yate Building Plastics
- 5 Scott Aerospace
- 6 RTH Group
- 7 Westrock Bristol
- 8 Fedex
- 9 David Hathaway
- 10 SBS
- 11 Computerworld
- 12 South Gloucestershire Council
- 13 Powersystems UK
- 14 Gent Transport
- 15 Selecta UK
- 16 DX Network
- 17 MSA Safety
- 18 Jewsons
- 19 Kellaway Building Supplies
- 20 Graphic Packaging Yate

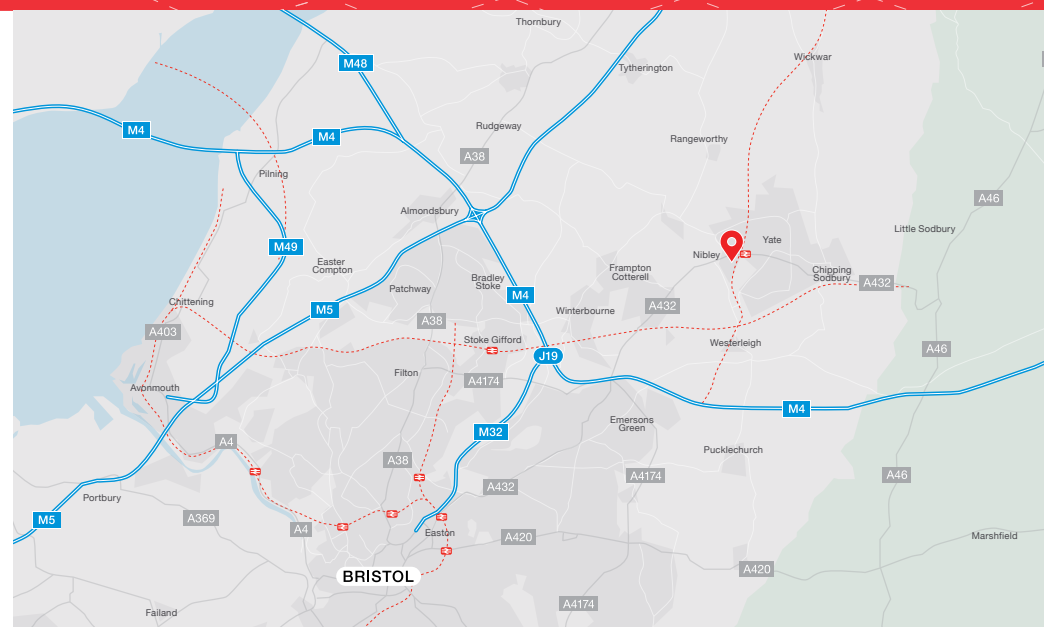


COACHWORKS



Coachworks is situated on Badminton Trading Estate, Yate, a well-established commercial hub approximately 6 miles north of Junctions 18 and 19 of the M4, providing direct access to Bristol city centre and the wider motorway network. Northbound routes are easily reached via Junction 14 of the M5, conveniently located within 10 miles.

Located within a thriving commercial area and close to Yate Railway Station (0.6 miles), the estate combines strong transport links with a practical working environment, attracting major occupiers such as Royal Mail, FedEx and Jewson.



LOCATION	DISTANCE
M5 Junction 14	4.5 MILES
M5 Junction 18 & 19	5 MILES
M5/M4 Junction 15/20	9 MILES
Bristol	9 MILES
Avonmouth Docks	17 MILES
Bath	17 MILES

LOCATION	DISTANCE
Bristol Airport	21 MILES
Swindon	34 MILES
Gloucester	35 MILES
Cardiff	45 MILES
Heathrow Airport	100 MILES



-Further Information-

CW | PLANNING

B2, B8 and E(g) (iii) uses.

CW | FURTHER INFORMATION

There will be an estate service charge for the maintenance of the site, further information will be supplied on request.

CW | CONTACTS

Colliers
Alex Van Den Bogerd
07902 702 882
Alex.vandenbogerd@colliers.com

CW | TERMS

All units are available by way of a Full Repairing and Insuring Lease for a term of years to be agreed.

CW | ANTI-MONEY LAUNDERING

Successful lessees will be required to provide the usual information to comply with AML checks.

Ben Tothill
07796 971 218
Ben.tothill@colliers.com

CW | BUSINESS RATES

To be assessed following refurbishment.

CW | LEGAL

Each party is to bear their own legal costs.



coachworksbristol.co.uk

Important: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.
Designed by Moose Studios (moosestudios.co.uk). October 2026.