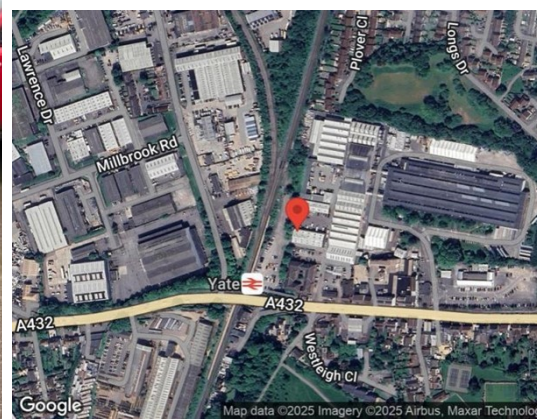




Unit A5 & B5 Badminton Centre Station Road, Yate, BS37 5HT

TO LET

Various Sizes Available

LOCATION

The Badminton Centre is located in Yate on the main arterial route, Station Road (A432), which connects the town centre to the Ring Road (A4174) 5 miles to the south. In turn this road provides access to the J1 M32. Yate train station is next door and Bristol is 8 miles to the south of Yate.

KEY FEATURES

- To be refurbished
- Rare small workshop/trade units
- New FRI leases from the Landlord
- Established location
- Located next to the A432
- Located next to Yate train station
- Roller shutter door
- Steel roof



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DESCRIPTION

Workshop units constructed on a steel portal frame providing blocks elevations se beneath a pitch steel profile roof providing approx.10% natural lighting. Access is provided via a roller shutter door and a pedestrian door with the latter benefiting from a security shutter. The provides an office/trade counter and WC.

FLOOR AREA:

	AREA SQ FT	AREA SQ M	RENT
Unit A5	1,490	138	£27,565
Unit B5	1,008	94	£18,648

TENURE:

New FRI from the landlord

PLANNING:	Interested parties to make their own enquiries	VAT:	All figures are exclusive of VAT if applicable.
SERVICE CHARGE:	POA.	RATEABLE VALUE:	A5 - RV £15,750 B5 - RV £10,250
EPC:	Available upon request.	LEGAL COSTS:	Each party to be responsible for their own legal costs.

VIEWING:

For further information or to arrange a viewing, please contact:

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SUBJECT TO CONTRACT