russell
PROPERTY CONSULTANTS
01179 732 007

OFFICE, TRADE COUNTER / SHOWROOM, INDUSTRIAL / WAREHOUSE TO LET

£50,000 per annum

4,804 sq ft

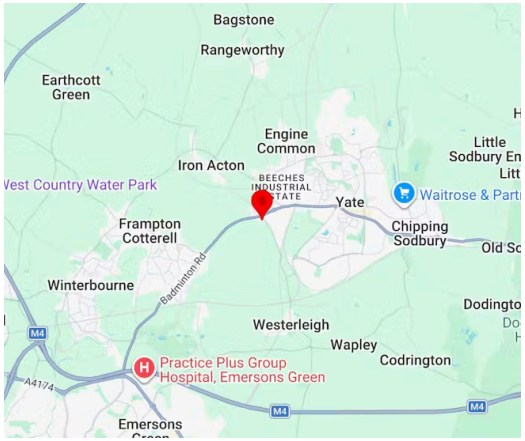
Unit 1-2, Nibley Business Park, Yate, Bristol, BS37 5HL

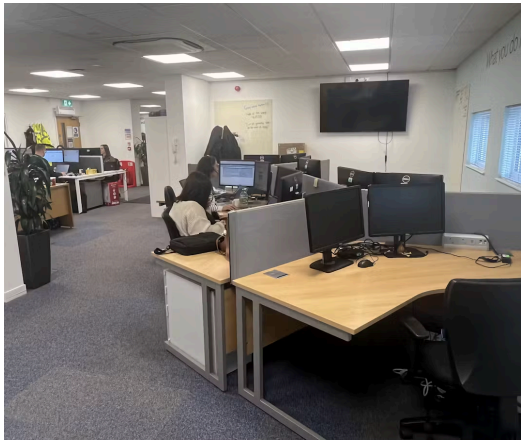
A unique opportunity to let a hybrid office/warehouse on outskirts of Yate with excellent transport links

- Available January 2027
- Car parking to front and rear of property
- High quality air conditioned offices
- Outskirts of Yate
- CCTV
- Well-managed estate
- 50/50 - Offices/warehouse

0117-9732007
www.russellpc.co.uk









Description

The unit comprises a hybrid office/workshop facility on the outskirts of Yate with excellent access and transport links. The front warehouse has been converted to high quality air conditioned offices with kitchenette and toilet facilities and ample car parking the the front elevation. to the rear is an interconnecting warehouse accessed via a single roller shutter door with 5.0m eaves. The whole unit has benefit of CCTV.

Location

The property is located on Nibley Lane, situated close to junction with A432, and just south of the established Badminton Trading Estate. Nibley is located approx. 6 miles from Junction 19 of the M4 and approx. 11 miles from Bristol City Centre.

Accommodation

Name	Size	sq ft	sq m
Ground - Office	2,672 sq ft	2,672	248.24
Ground - Warehouse	2,132 sq ft	2,132	198.07
Total		**4,804**	**446.31**

Viewings

Please contact the marketing agents.

Terms

Available on a new full repairing and insuring lease for a term to be agreed.

Anti-Money Laundering

The successful lessee will be required to provide the usual information to satisfy the anti-money laundering requirements when Heads of Terms are agreed.

Summary

- Rent: £50,000 per annum
- Business rates: £11,556 per annum
- Lease: New Lease

Further information

- View details on our website

Contact & Viewings



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These particulars are believed to be correct but accuracy cannot be guaranteed and they are expressly excluded from any contract.

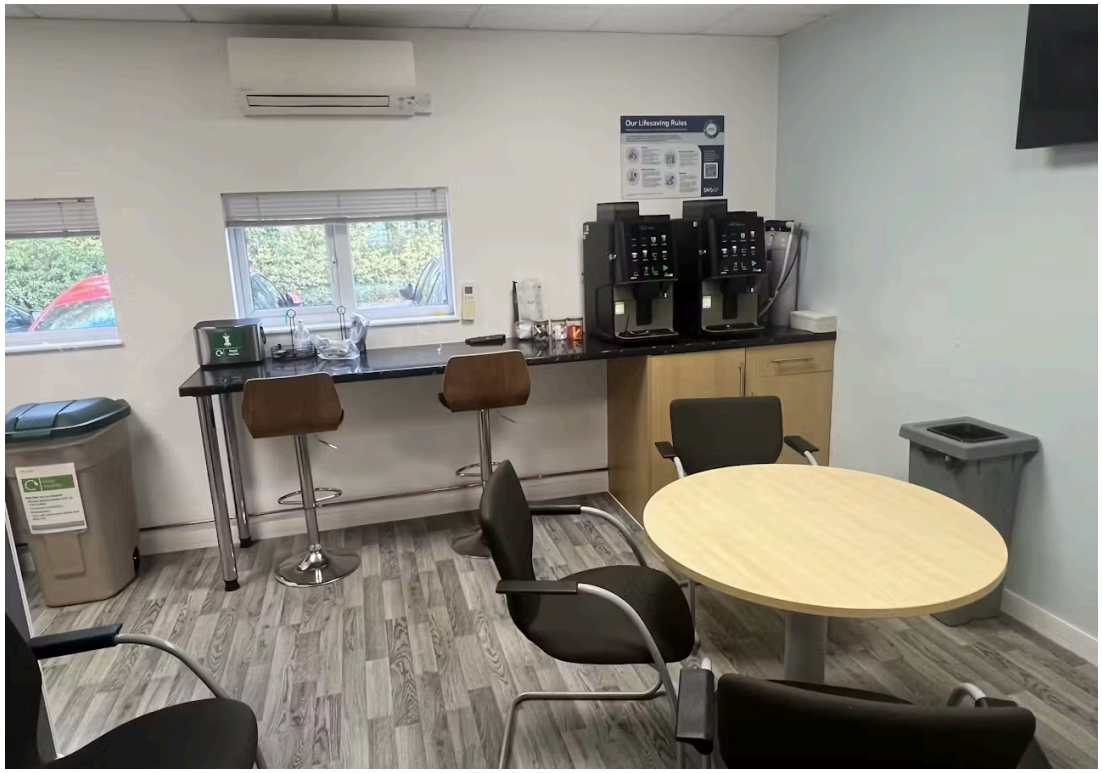

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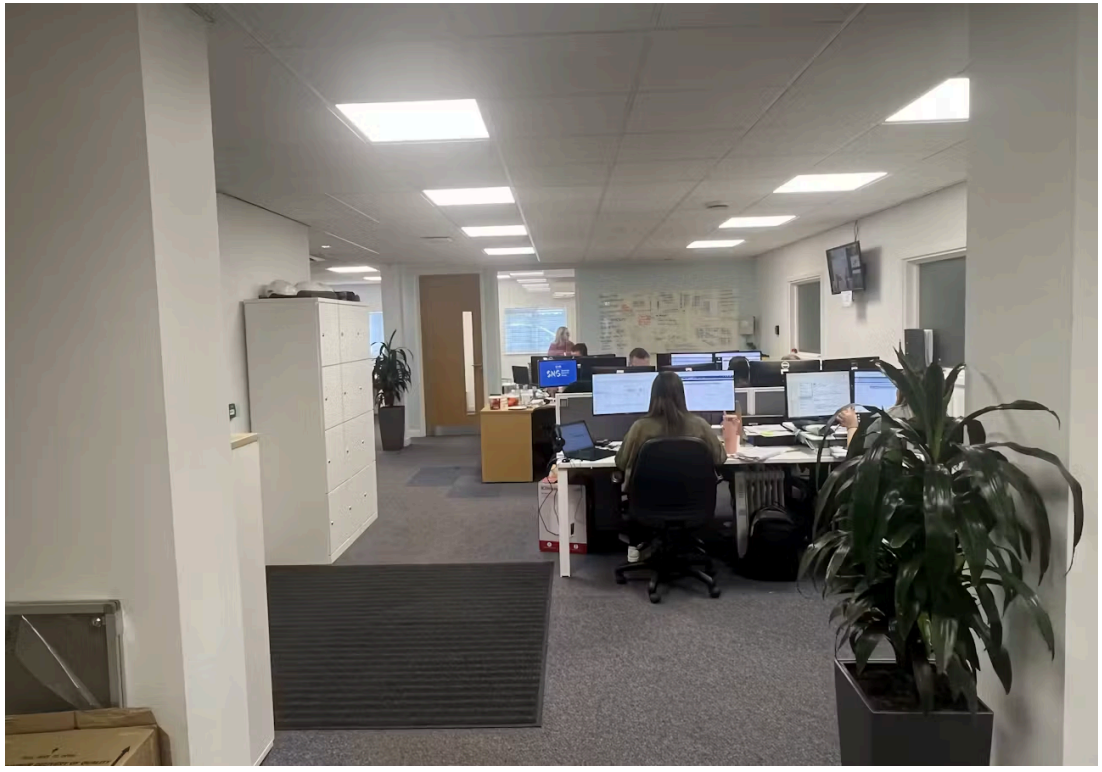





PLANT!


Our Lifesaving Rules


Fire blanket
First aid box
Danger




Fire
exit