



August 2026

FOR SALE

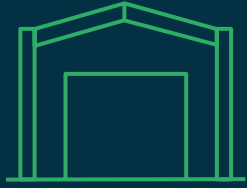
456

BADMINTON ROAD

YATE | BRISTOL | BS37 5HY

SITE AND BUILDINGS

87,534 SQ FT (8132.13 SQ M)
ON 6.69 ACRES (2.71 HA)



**DETACHED
INDUSTRIAL /
MANUFACTURING
BUILDINGS**



**LARGE
SELF-CONTAINED
SITE WITH OPEN
STORAGE AREAS**



**INTERNAL AND
EXTERNAL CRANAGE**



**POTENTIAL FOR
REDEVELOPMENT**

KEY FEATURES



**PROMINENT A432
BADMINTON
ROAD FRONTAGE**



**ADJACENT TO
YATE RAILWAY
STATION**

BEECHES
INDUSTRIAL ESTATE

STOVER
TRADING
ESTATE



Yate Railway
Station

A432

Station Road

Yate / M4 J18



Bristol / M32 / M5

Badminton Road



456

BADMINTON ROAD

YATE | BRISTOL | BS37 5HY

August 2026

LOCATION

Yate is an established commercial town in South Gloucestershire, located approximately 4.5 miles east of the M5 motorway, 5 miles from the M32 and 6 miles north of Junction 18 and 19 of the M4 motorway.

Yate is approximately 9 miles from Bristol City Centre, and 15 miles from the Severn Bridge via the M4 motorway. Yate Western Gateway Enterprise Zone' has identified Yate as an area for investment and growth over the next 10 years.

The property occupies a prominent position fronting Badminton Road (A432) and is situated within the established Badminton Road Trading Estate, opposite Stover Trading Estate on the western side of Yate, and a short walk to Yate Railway Station.

The area is home to a number of well-established local occupiers including:

- Graphic Packaging International
- Smurfit Kappa
- Royal Mail
- Latham Timber

SAT NAV: BS37 5HY

WHAT3WORDS: ///RECEIVE.EASILY.MATERIAL



DISTANCES

M32 Junction 1	5 miles
M4 Junction 18 & 19	6 miles
M5 Junction 14	8.5 miles
M5/M4 Junction 15/20	9 miles
Bristol	9 miles
Avonmouth Docks	17 miles
Bath	17 miles
Bristol Airport	21 miles
Swindon	34 miles
Gloucester	35 miles
Cardiff	45 miles



DESCRIPTION

The site comprises a number of buildings of varying ages, heights and specification. Most recently the site has been used for steel fabrication, and the existing buildings reflect the various elements of that process. There is an extensive external area with craneage, adjacent to the car park.

- ✓ Steel portal frame construction throughout
- ✓ Mixture of brick, block and steel clad construction

	Description	SQ FT (GIA)	SQ M (GIA)
A	Office Block	2,464	228.91
B	Workshop / Paint Shop	13,058	1,213.12
C	Main Fabrication (Cranage)	33,283	3,092.07
D	Office/canteen – Ground	1,090	101.26
E	Office/canteen – First	1,090	101.26
F	Fabrication (Cranage)	30,985	2878.60
G	Workshop	5,564	516.91
	TOTAL	87,534	8132.13

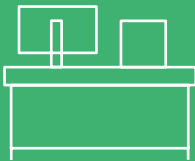
Measured on a GIA basis



SURFACE LEVEL LOADING
THROUGHOUT



SELF-CONTAINED
SITE



DETACHED OFFICE
BUILDING



SERVICES

We understand that mains services are provided to the property including water, drainage, gas, and 3 phase electricity. There is a Utilities Supply and Capacities report in the Data Room.

ENERGY PERFORMANCE

There is no EPC available on the basis that the premises are most likely to be the subject of demolition or wholesale refurbishment.

RATEABLE VALUE

The property is listed in the Valuation List 2026 as Factory and Premises, with the following Rateable Value £352,500. Please contact the marketing agents for further information.

TENURE

The property is available for sale by formal process.

PRICE

Upon application.

DATA ROOM

All interested parties can request access to the Data Room by contacting the agents.

The Data Room will include title information, utilities survey, ground investigation data, asbestos reports and compliance documents.

VAT

All figures are quoted exclusive of VAT which will be charged at the appropriate rate.

LEGAL COSTS

Each party is to bear their own legal, surveyors or other costs incurred in any transaction.

ANTI-MONEY LAUNDERING

The successful purchaser will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.

FURTHER INFORMATION

IMPORTANT NOTICE (1) Particulars: These particulars are not an offer or contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Knight Frank in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property. No responsibility or liability is or will be accepted by Knight Frank LLP, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or documents made available to any interested party or its advisers in connection with the proposed transaction. All and any such responsibility and liability is expressly disclaimed. (2) Photos, Videos etc: The photographs, images, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. (3) Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. (4) VAT: The VAT position relating to the property may change without notice. (5) Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions. (6) To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacystatement>. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. All Photographs and videos dated AUGUST 2026. Particulars dated SEPTEMBER 2026.

Designed and Produced by www.kubiakcreative.com 266832 09-26

**FURTHER INFORMATION**

For further information, please contact the joint agents:



Russell Crofts
07990 707 723
Russell.Crofts@knightfrank.com

Ed Rohleder
07775 115 969
Ed.Rohleder@knightfrank.com



Rob Russell
07540 994 123
Rob@russellpc.co.uk

Josh Gunn
07826 889 595
Josh@russellpc.co.uk