



Yeo Bank

BUSINESS PARK

KENN ROAD · CLEVEDON
BS21 6UW

NEW OFFICE
DEVELOPMENT

1,742 – 15,319 sq ft
(161 – 1,424 sq m)

FOR SALE OR
TO LET

BREEAM
VERY GOOD

TARGET EPC A



Close to junction 20
of the M5 Motorway



50 on-site
car parking spaces



Town centre
amenities nearby



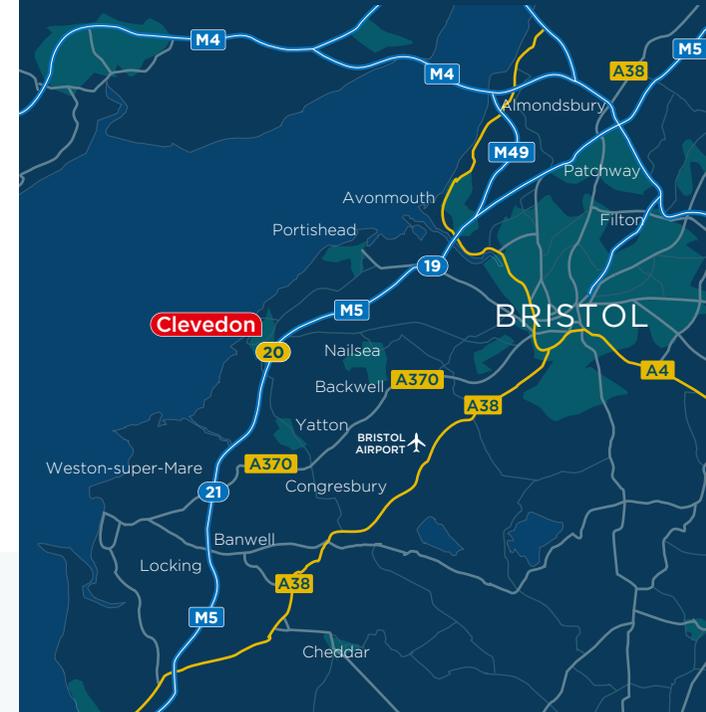
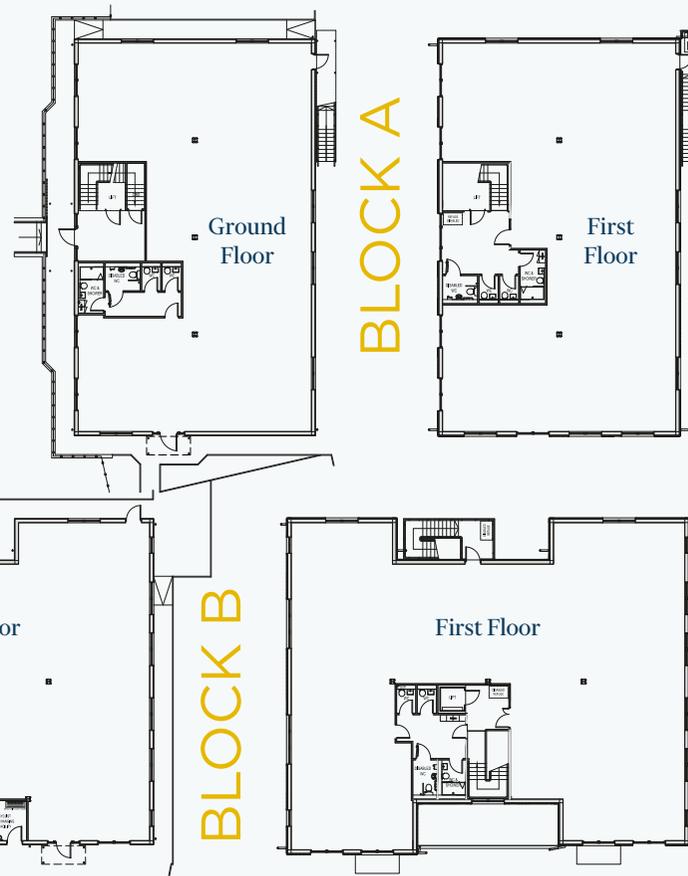
Yeo Bank Business Park benefits from its own private access onto Kenn Road in Clevedon, south of the town centre and close to junction 20 of the M5 Motorway, which provides swift access to Bristol, 10 miles to the north and to the south west.

Yatton railway station is 2 miles away and provides regular links to Bristol Temple Meads. Additionally, Bristol Airport is less than 10 miles away.

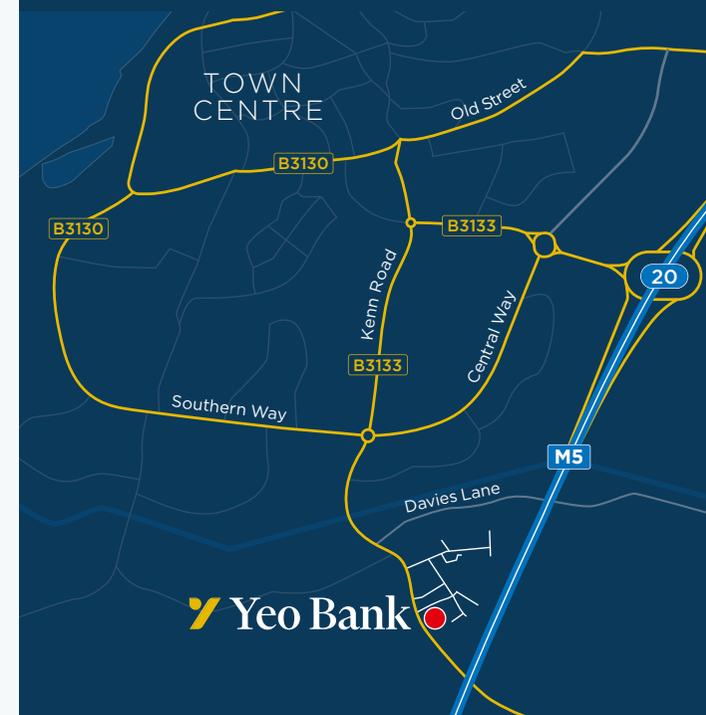
Yeo Bank Business Park is adjacent to the successful Clevedon Business Park development and conveniently located close to the town centre, with it's wide range of retail units and amenities, allowing you to nip in for lunch, the bank, or for a stroll or run along the promenade.

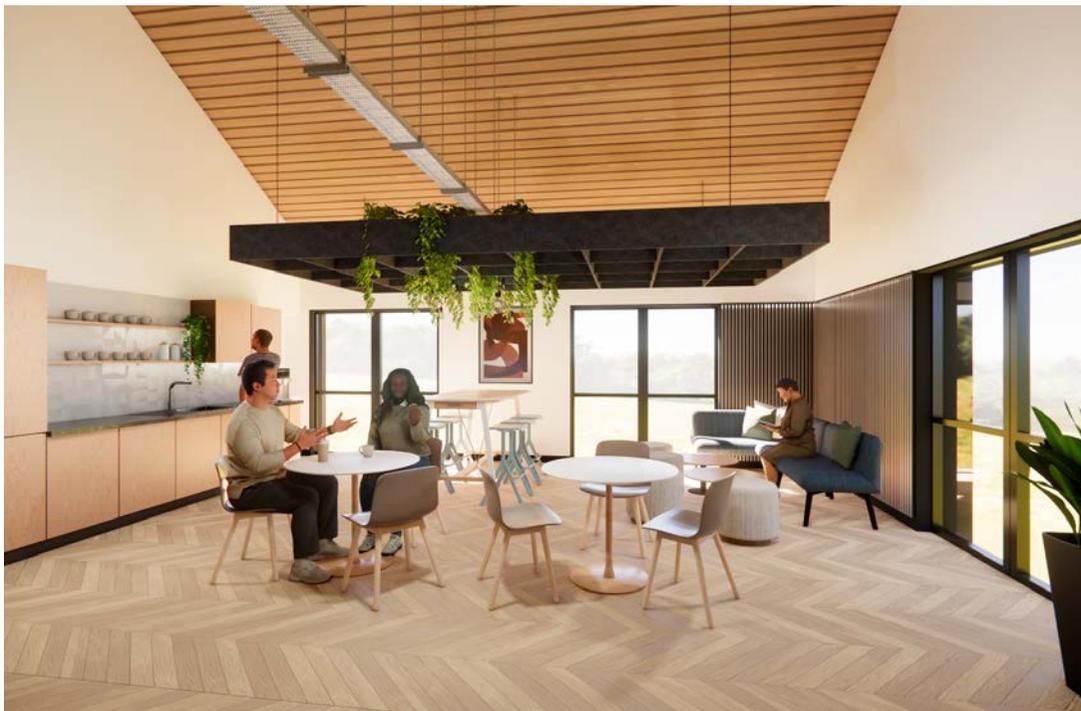
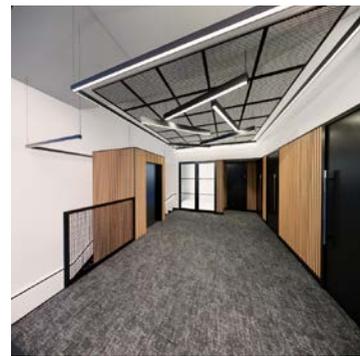
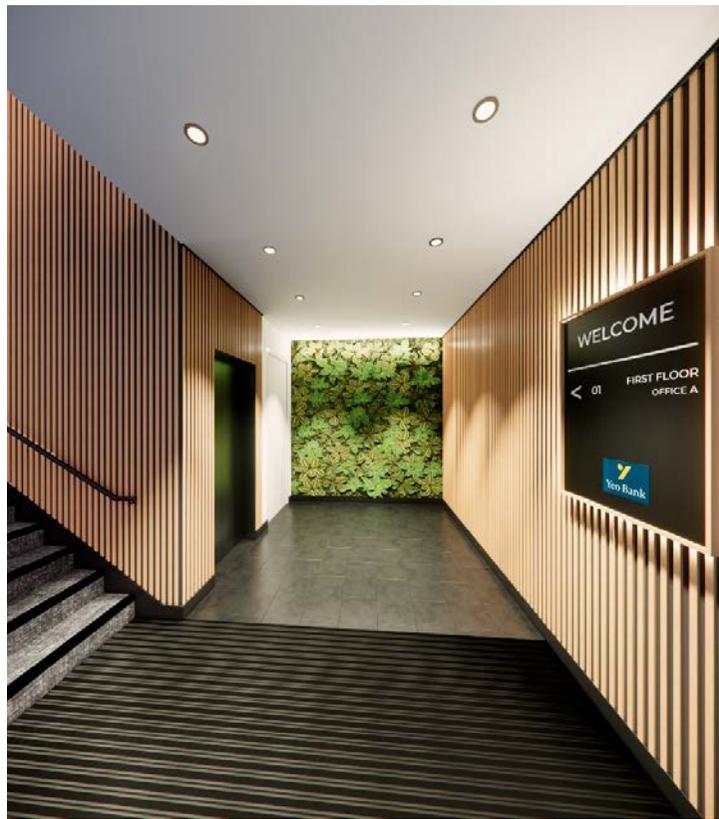
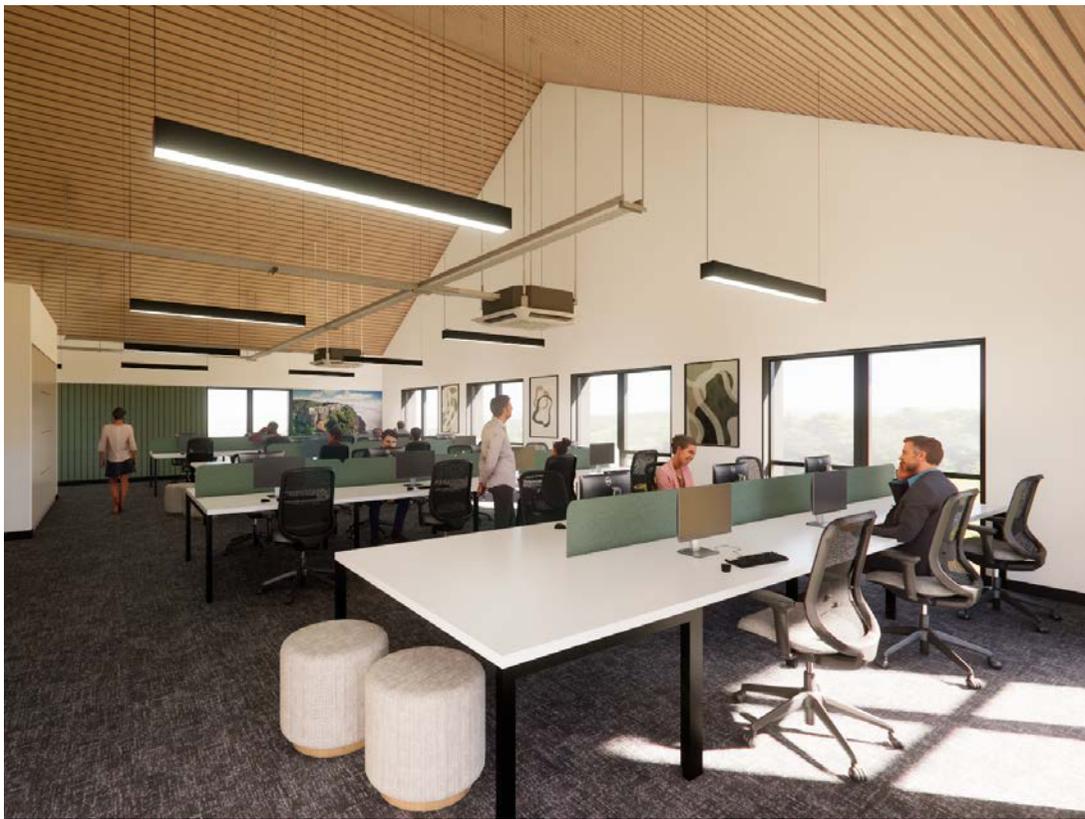
The two buildings could be linked to provide an HQ style office, subject to planning, providing a building of circa 17,500 sq ft.

Yeo Bank Business Park is situated in an established business park location, on the outskirts of Clevedon.



KENN ROAD BS21 6UW



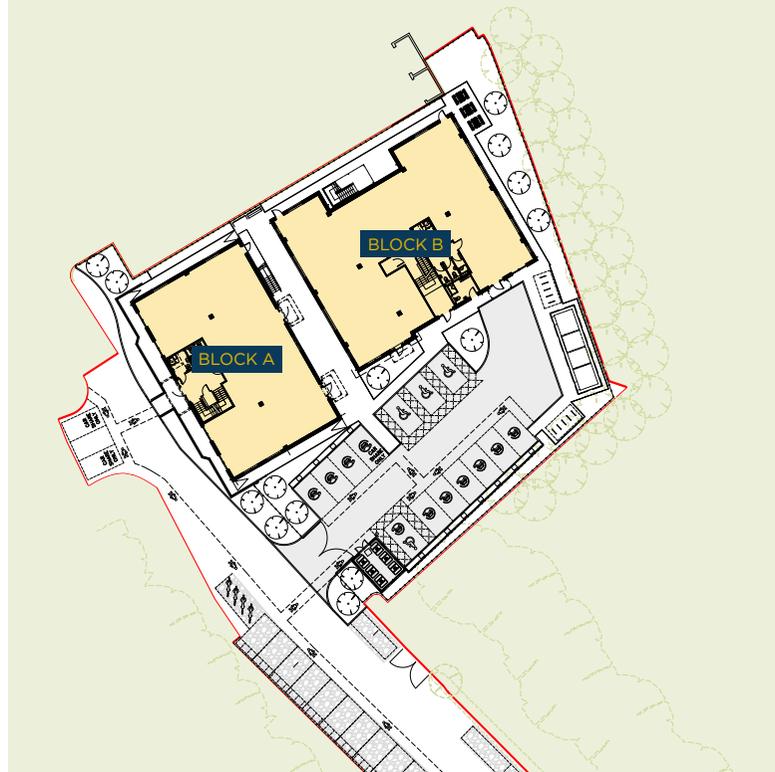


Accommodation

The net internal floor area will provide a total of approximately **15,319 sq ft (1,424 sq m)** arranged over ground and first floor levels within Block A and B as follows:

BLOCK A	SQ FT	SQ M
Ground Floor	3,344	310
First Floor	3,311	307
TOTAL	6,655	618

BLOCK B	SQ FT	SQ M
Ground Floor	4,287	398
First Floor	4,377	406
TOTAL	8,664	804



Specification

- Suspended ceilings
- Comfort cooling
- Raised floors
- LED lighting
- Male/female w/c facilities
- Disabled w/c's
- Showers
- 8-person passenger lifts
- EV charging points
- Secure cycle storage
- 50 on site parking spaces

Input to the internal layout and specification can be accommodated prior to construction.

Own or Lease

The accommodation is offered either on a lease basis or to purchase.

Business Rates

Prospective applicants should make their own enquiries on www.voa.gov.uk.

Planning

Use Class E - therefore suitable for a wide range of uses.

Tenant/Buyer information & anti-money laundering

Under the UK Money Laundering Regulations, the agents 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.

Important Notice. These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. BC/CJ HD2555 03/26

Viewing

For further information, or to arrange an inspection, please contact the joint agents:



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