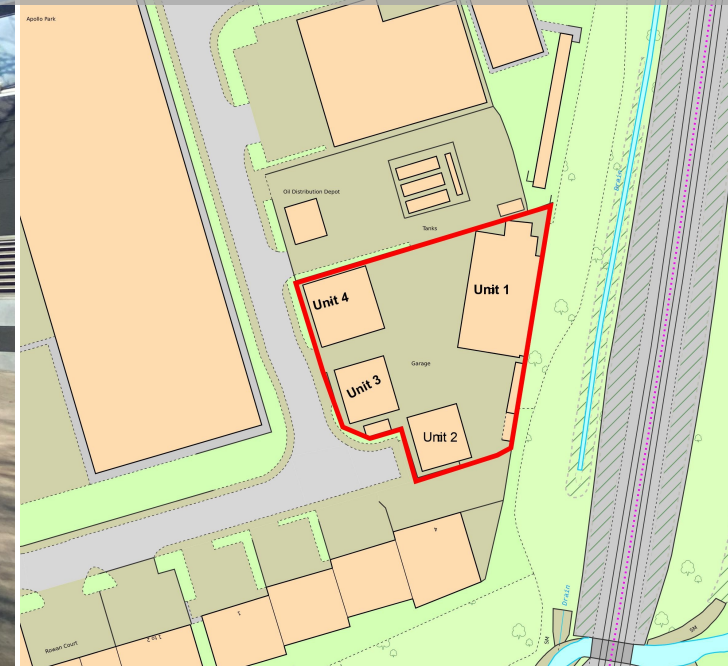


FOR SALE—INDUSTRIAL COMPOUND WITH 4 MODERN INDUSTRIAL UNITS

Armstrong Way, Yate, BS37 5NG



- Secure 0.575 acres site comprising 4 B2 industrial units:-

| | | |
|--------------|---------------------|-----------------------|
| Unit 1 | 4755 sq ft | (441.7 sq m) |
| Unit 2 | 1,449 sq ft | (134.6 sq m) |
| Unit 3 | 1,438 sq ft | (133.62 sq m) |
| Mezzanine | 719 sq ft | (66.81 sq m) |
| Unit 4 | 2,180 sq ft | (202.49 sq m) |
| Containers | 460 sq ft | (42.8 sq m) |
| Total | 11,001 sq ft | (1,022.4 sq m) |

- Guide price IRO—£1,395,000
- Suit investors and occupiers—rare opportunity



Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

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 **BURSTON
COOK**
0117 934 9977

LOCATION

The property is situated in a popular and established industrial / distribution location off Armstrong Way, Yate within the Great Western Business Park,

DESCRIPTION

Comprising a self contained and secure site within which there are four self contained modern industrial units, each with good eaves height of c 4.7m— 5.5 m.

Building 1 has two large roller shutter doors with potential to sub divide to create two smaller units. Units 2, 3 and 4 each have one large roller shutter access door and are of a steel frame construction.

We understand that each building benefits from B2 use and until recently has been used as a contractors depot and vehicle workshops for car body repairs.

ACCOMMODATION

The units have been measured on a gross internal area basis and comprise the following approximate areas and dimensions:-

| | | |
|--------------|---------------------|-----------------------|
| Unit 1 | 4,755 sq ft | (441.7 sq m) |
| Unit 2 | 1,449 sq ft | (134.6 sq m) |
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TENURE

The property is held by way of a very long Under Lease dated 14th August 1987 for a term of 150 years (less 3 days) at a fixed annual ground rent of £1 per annum. Copies of the lease documents can be provided on application.

BUSINESS RATES

On application.

VAT

We have been advised that VAT will be payable on all prices quoted.

EPC

To be confirmed.

LEGAL FEES

Each party is to be responsible for their own legal costs incurred in this transaction.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

FAO: Julian Cook FRICS / Luke Dodge MRICS

Tel: 0117 934 9977

Email: julian@burstoncook.co.uk / luke@burstoncook.co.uk

SUBJECT TO CONTRACT

May 2025

Important Notices: i) Misrepresentation Act 1967: This marketing brochure is for guidance purposes only and does not constitute an offer or contract and must not be relied upon as statements or representations of fact, ii) *Money Laundering Regulations 2017*: Under UK Money Laundering Regulations, Burston Cook require any purchaser or tenant to provide information and documentation to satisfy our legal obligations, iii) *Control of Asbestos Regulations 2012 (CAR 2012)* It is the responsibility of the owner, tenant, or anyone with responsibility for the property to comply with asbestos regulations and Burston Cook recommend you obtain advice from a specialist in this regard.



