

# MODERN INDUSTRIAL UNIT—TO LET

Unit 5, Arnolds Way, Yatton, North Somerset, BS49 4AR



- High Quality Modern Industrial Unit
- 2,937 sq ft (273 sq m)
- Large electric roller shutter doors—Solar Panels—High Eaves
- 5 On Site Parking spaces

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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## LOCATION

Yatton is located in North Somerset, approximately 11 miles South West of Bristol, 8 miles from Weston Super Mare, 4 miles from Clevedon and approximately 7 miles from Bristol International Airport, 4 miles from Junction 20 of the M5 motorway.

The site is located on the North West side of Arnolds Way adjoining a new 150 unit housing development currently being developed by Bloor Homes. And a new Sainsburys Store. It is understood that further residential development is planned for the immediate vicinity.

## DESCRIPTION

Arnolds Way is a new development comprising seven self-contained business units with designated parking. The unit will benefit from 6m eaves height, electric up and over roller shutter door, single and three phase electricity and solar panels on the roof.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has the following approximate gross internal floor area:

Area	Sq ft	Sq m
Unit 4	2,937	272.85

## TENURE

The unit is available by way of a new effectively full repairing and insuring lease by way of a service charge, for a term of years to be agreed. There is a small estates charge payable.

## RENT

The quoting rent is £35,250 pa

## PLANNING

B1 & B8 Use Classes

## BUSINESS RATES

The current rateable value for the unit is £25,520. The rateable value from 1st April 2026 will be £29,250.

## VAT

We have been advised that the property is elected for VAT.

## EPC

An EPC has been commissioned and will be made available upon request.

## LEGAL FEES

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

## VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

### Burston Cook

FAO: Charlie Kershaw MRICS

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## SUBJECT TO CONTRACT

February 2026

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