2ND FLOOR, YATE WEST GATE CENTRE, 21 WEST WALK, YATE, BS37 4AX

BURSTON COOK
0117 934 9977



TO LET

OFFICE TO LET - WOULD SUIT HEALTH RELATED OPERATOR

SIZE (NIA)
2,427 sq ft
225.5 sq m

£ QUOTING RENT
£15.50 psf pax

THE OPPORTUNITY

- Popular location in the West Gate Shopping Centre in Yate
- 'Class E' premises offered to let
- Approximately 2,427 sq ft (225.5 sq m) NIA
- Quoting £15.50 per sq ft, per annum exclusive.

LOCATION

The premises is located in the Yate West Gate Centre, on the second floor above the Minor Injuries Unit and West Walk Surgery, and therefore as such the accommodation is likely to be particularly well suited to a medical or healthcare related occupier, who would be comfortable with a shared medical setting and entrance arrangement.

DESCRIPTION

The property is located on the second floor and provides open plan office accommodation with several partitioned meeting rooms in situ. The office is fitted with carpet flooring, suspended ceiling, LED lighting, air conditioning, perimeter trunking and also benefits from a passenger lift in the building.



ACCOMMODATION

The premises has the following approximate Net Internal Area in accordance with the RICS Code of Measuring Practice (6th edition): -

AREA	SQ FT	SQ M
SECOND FLOOR	2,427	225.5
TOTAL	**2,427**	**225.5**

CAR PARKING

Parking is available in the shopping centre car park, where there is free parking for up to 4 hours.

TENURE

The property 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 with the landlord.

RENT

Quoting £15.50 psf, per annum exclusive.

SERVICE CHARGE

The tenant will pay the service charge which is budgeted at £27.00 psf pax - this is INCLUSIVE of service charge, business rates, utilities, building insurance, facilities management and electricity.

PLANNING

We understand the property benefits from Use Class E planning.
All parties are advised to make their own enquiries.

VAT

All prices are exclusive of VAT if applicable.

EPC

The property has an Energy Performance rating of D (85).

LEGAL FEES

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

ANTI-MONEY LAUNDERING

Under the UK Money Laundering Regulations, Burston Cook 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.

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002
Under the Control of Asbestos at Work Regulations 2012 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

MISREPRESENTATION ACT 1967
This marketing brochure is for guidance purposes only and does not constitute an offer or contract, and must not be relied on as statements or representations of fact.

AI DISCLAIMER
Images may have been digitally enhanced using AI to improve clarity, brightness and colour, however no material changes have been made to the property itself. Prospective occupiers/purchasers should rely on a physical inspection of the property.



VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

BURSTON COOK

SUBJECT TO CONTRACT
OCTOBER 2026



CONTACT

LUKE DODGE MRICS

0117 934 9977

luke@burstoncook.co.uk

WEBSITE

www.burstoncook.co.uk

ADDRESS

Burston Cook, Lewins House,
Narrow Lewins Mead, Bristol,
BS1 2NN