



Unit 12 Apollo Park, Armstrong Way, Yate BS37 5AH

TO LET

Detached Modern Industrial Warehouse
Unit

22,513 Sq Ft
(2,091 Sq M)

DESCRIPTION

Unit 12 offers an eaves height of approximately 8.4m and incorporates a two-storey office and reception area. The office accommodation features exposed ceilings, while the warehouse benefits from two full-height roller shutter loading doors and 15% roof lights, providing excellent natural daylight. The unit has been extensively fitted out to provide showroom, workshop, canteen and ancillary accommodation, together with a three-storey mezzanine and integral goods lift. Externally, the unit has secure gated access and good yard space.

- ✓ Constructed in 2016/17
- ✓ 8.4m eaves height
- ✓ Two-storey office accommodation
- ✓ Two roller shutter doors
- ✓ 15% roof lights
- ✓ Secure yard, parking and gated access



LOCATION

Apollo Park occupies a prominent position within Yate's established industrial and trade area, offering excellent connectivity to the A432, A4174, M32, M4 and M5. Yate town centre lies 2 miles to the east, while Bristol city centre is approximately 10 miles away. Nearby occupiers and amenities include Howdens, Greggs, Kwik Fit and City Plumbing.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Warehouse	18,767	1,743
FF Offices	3,746	348
Total	22,513	2,091

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

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

BUSINESS RATES

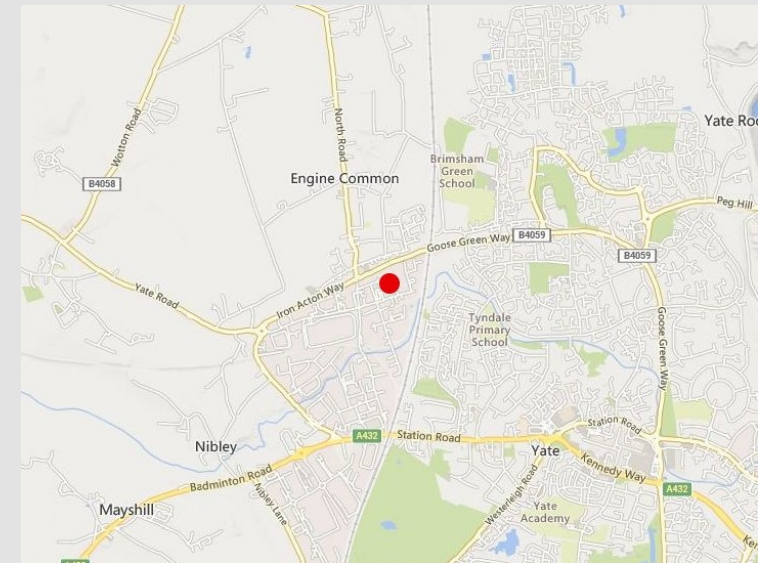
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

A New Full Repairing and Insuring Lease for a Term to be agreed. The lease will be direct with the Landlord.

EPC

B-36



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VIEWING & FURTHER INFORMATION

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