



## Office Accommodation Badminton Road, Yate, Bristol, BS37 5NS

### TO LET

**Area:** 4,224.00 sq ft (392.42 sq m) | **Rent PA:** £60,000.00

### LOCATION

The property is located on the established Badminton Trading Estate, situated just off the A432, opposite South Gloucestershire Council offices and within walking distance of Yate Train Station. Yate is located approximately six miles from Junction 19 of the M4 and approximately eleven miles from Bristol city centre.

### KEY FEATURES

- 30-50 car parking spaces
- Flexible lease terms
- All inclusive rent
- Self-contained with kitchenette
- Good access to J19 (M4)
- Centrally heated throughout
- Close proximity to Yate Train Station
- Good quality accommodation

## Office Accommodation Badminton Road, Yate, Bristol, BS37 5NS

### DESCRIPTION

The office accommodation is part open plan, part partitioned and the accommodation includes a kitchenette and male and female WCs. They are self-contained with central heating, fully carpeted, new double glazed windows and are in good decorative order throughout. Externally, there is parking for up to 30 cars, and an additional 20 car parking spaces can be made available by separate agreement.

The offices are approx. 3,656 sq ft net internal but the Gross Internal Area (GIA) is as follows:

### FLOOR AREA:

FLOOR	AREA SQ FT	AREA SQ M
First Floor	4,224.00	392.42
<b>TOTAL</b>	<b>4,224.00 SQ FT</b>	<b>392.42 SQ M</b>

### TENURE:

The office accommodation is available on flexible lease terms on an "all inclusive" basis. The rent is inclusive of business rates, service charge, building insurance and all overheads with exception of electricity.

### PLANNING:

The planning consent is for office accommodation

<b>RENT PA:</b>	£60,000.00	<b>VAT:</b>	All figures are exclusive of VAT if applicable.
<b>SERVICE CHARGE:</b>	The rent is inclusive of service charge	<b>RATEABLE VALUE:</b>	The rent is inclusive of business rates
<b>LEGAL COSTS:</b>	Each party to be responsible for their own legal costs.	<b>EPC:</b>	Available upon request.

### VIEWING:

For further information or to arrange a viewing, please contact:

**Rob Russell**  
**Russell Property Consultants**  
01179 732 007  
07540 994 123  
rob@russellpc.co.uk

**Chris Miles**  
**Russell Property Consultants**  
01179 732 007  
07970 886 740  
chris@russellpc.co.uk

### SUBJECT TO CONTRACT