



Units 11 & 12 Apollo Park, Armstrong Way, Yate BS37 5AH

TO LET

Detached Modern Warehouse Units

17,587 - 40,370 Sq Ft
(1,634 - 3,750 Sq M)

Units 11 & 12 Apollo Park, Armstrong Way, Yate BS37 5AH

DESCRIPTION

Units 11 & 12 comprise modern industrial/warehouse units constructed in c. 2016, each benefiting from an 8.4m eaves height, two-storey office and reception accommodation, exposed ceilings, two roller shutter loading doors and approximately 15% roof lights. Unit 12 additionally includes showroom, workshop, canteen and ancillary space, together with a three-storey mezzanine and goods lift. Both units benefit from substantial secure yard, circulation and parking areas with dedicated gated access.

- ✓ Modern units constructed in 2016
- ✓ 8.4m eaves height
- ✓ Two-storey office accommodation
- ✓ 28m yard depth
- ✓ 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 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
Unit 12 - Warehouse	18,767	1,743
Unit 12 - FF Offices	3,746	348
Unit 11 - Warehouse	14,897	1,384
Unit 11 - FF Offices	2,960	275
Total	40,370	3,750

VAT

All prices, premiums and rents etc are quoted exclusive of VAT.

LEGAL COSTS

Each party to bear their own legal costs.

BUSINESS RATES

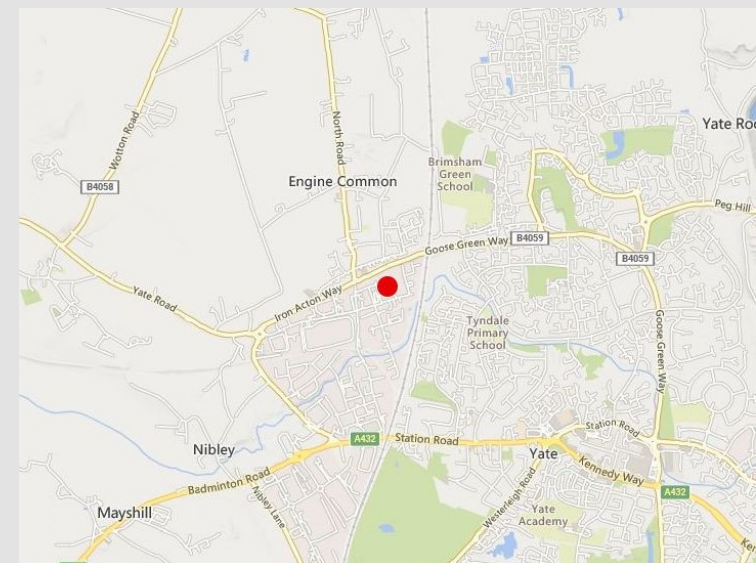
The units are currently assessed as a single hereditament and will need to be reassessed if occupied individually.

TERMS

A New Full Repairing and Insuring Lease for a Term to be agreed.

EPC

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VIEWING & FURTHER INFORMATION

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