



TO LET

- Commercial space with ancillary office
- Permission for B1 & B8 use
- Good Transport Links
- Rural Location

ASHLEA FARM

Mapleridge Lane, Yate, Bristol, BS37 6PW

3600 sq ft available

Rent: £1,650 pcm

A commercial unit of 3600 sq ft with B1 business and B8 storage and distribution use.

DAVID JAMES & PARTNERS

DESCRIPTION

Comprising a commercial unit in excess of 3600 sq ft with mixed B1/B8 use and ancillary office space. The unit benefits from electric roller shutter door access, concrete flooring throughout and ancillary office space. Ample parking is available outside the unit.

SITUATION

The site is situated in a rural position on the outskirts of the large towns of Yate and Chipping Sodbury with good vehicular access and good commuting links with Junction 18 of the M4 (6.1 miles) and further to the M4/M5 interchange providing access to the larger centres of Bristol, Bath, Gloucester and South Wales.

OUTSIDE

The unit will benefit from a secure gated access with ample parking adjoining the unit.

TERM

The tenancy will be written under the statute of the Landlord and Tenant Act 1954 excluding the renewal provisions contained within s24 to s28 of the same and ideally for a term of at least 3 years with the opportunity of a break clause if required.

OUTGOINGS

The Tenant will be responsible for all outgoings including Electricity & Business Rates, all of which are exclusive of the annual rent. The tenants will be responsible for all services consumed.

DEPOSIT

A deposit equal to two calendar month's rent will be requested from the Tenant prior to entry. This will be returned minus any appropriate deductions at the cessation of the Tenancy.

INSURANCE

The property will be let on an internal repairing and insuring lease with the landlord being responsible for external repairs and structural insurance, the premium of which will be recoverable from the tenant.

SERVICES

Mains electricity connected.

LOCAL AUTHORITY

South Gloucestershire Council
01454 868009

SET UP FEE

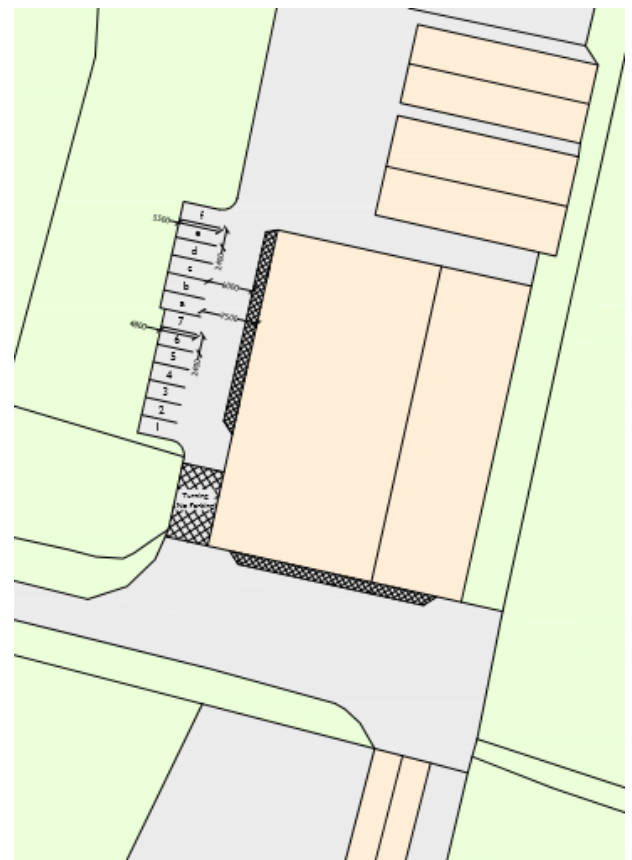
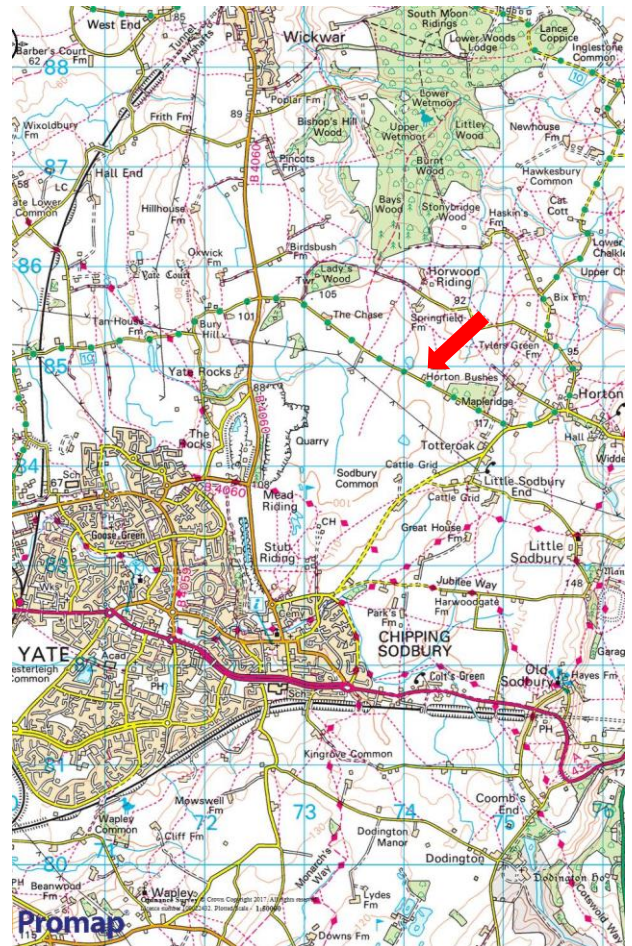
The tenant will contribute £500 (plus VAT) toward the preparation of each Tenancy Agreement and a Record of Condition with regard to the tenancy.

BUSINESS RATES

Awaited

VIEWING

Strictly by appointment with the Agents: David James & Partners Ltd. Tel: 01453 843720



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