

ARMSTRONG WAY, GREAT WESTERN BUSINESS PARK, YATE, BS37 5NG

DESCRIPTION

The property comprises an industrial/warehouse property of a steel portal frame construction, which is to be fully refurbished throughout. Offices are at ground, first and second floor level.

Externally there is a large secure yard with 360 HGV circulation and a generous parking provision.

The unit is available from Q3 2019.

SPECIFICATION

Salient Specification details as follows:

- Minimum clear height of 10.7
- Cross-docked configuration
- 360 HGV circulation
- 8 surface level and 24 dock level loading doors
- Large dedicated secure yard and car park

ACCOMMODATION

The unit comprises of the following:

Ground Floor Warehouse	234,558 sq ft
Ground Floor Office	4,370 sq ft
First Floor Office	4,359 sq ft
Second Floor Office	4,165 sq ft
Vehicle Maintenance Unit	6,684 sq ft
Store Unit	1,550 sq ft
Total	255,686 sq ft

Approximate Gross Internal Areas

TERMS

The property is available by way of a new Full Repairing and Insuring lease for a term and rent to be agreed.

EPC

Available on request.

ARMSTRONG WAY, GREAT WESTERN BUSINESS PARK, YATE

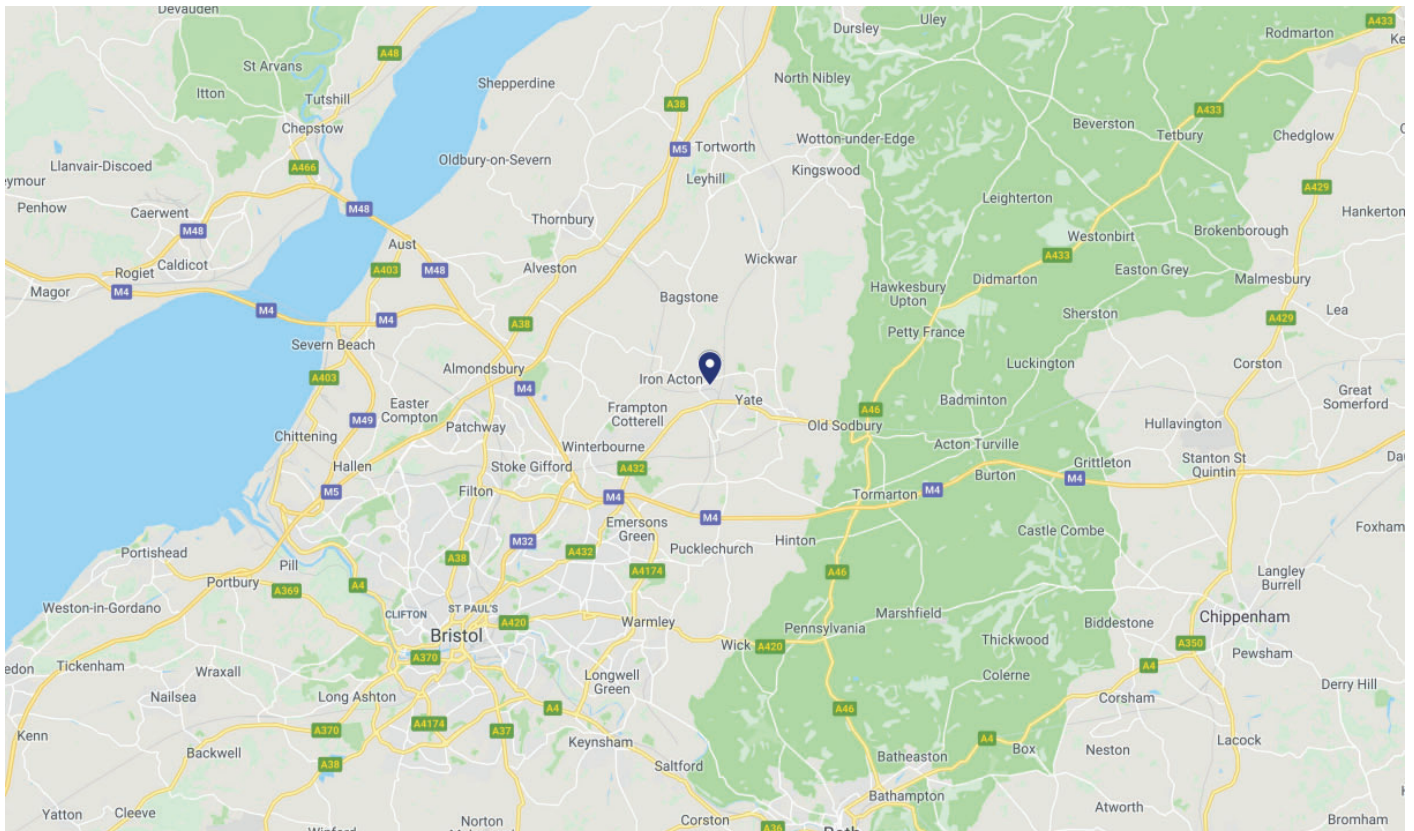
LOCATION

Armstrong Way is situated within Great Western Business Park, the main commercial area within Yate. The location is well served by the motorway network via the M4 and M5, which provide north, south, east and west links. The area is also well served by the port network, with Avonmouth and Portbury docks serving the area, as well as Southampton.

M5 (J15)	6.0 miles
M4 (J19)	6.7 miles
Bristol	11.0 miles
Swindon	33 miles
Central London	111 miles

LOCAL OCCUPIERS

City Plumbing, CEF, West Technology Systems, Travis Perkins, Smurfit Kappa and TNT.



DTRE

For further information or to arrange an inspection please contact the sole agents DTRE:

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