



Unit I Badminton Court

Station Road, Yate, BS37 5HZ



Unit I Badminton Court

Station Road, Yate, BS37 5HZ

An excellent investment opportunity providing modern, high quality office space set over two floors in a prime position adjacent to Yate railway station and with frontage onto Station Road

- Investment Opportunity
- Excellent transport links
- Flexible accommodation
- Private parking
- Road frontage

FOR SALE BY PRIVATE TREATY
Guide Price: £ 385,000

Well House, The Chipping
Wotton-under-Edge, Gloucestershire, GL12 7AD
wotton@david-james.co.uk
Tel 01453 843720
www.david-james.co.uk

DESCRIPTION

A modern office building within a prominent commercial complex set adjacent to the busy Station Road within Yate. The unit is set to the front of a complex of office buildings centred around an inner courtyard with office space set over two floors providing well-proportioned, high quality office space. The complex is well managed and provides communal areas and allocated private parking. Unit I extends to in excess of 3100ft² providing flexible accommodation throughout and is currently let to a single occupant.

SITUATION

The property is set within a modern office development adjacent to the A432 in the busy town of Yate with excellent transport links to the motorway network and access to the larger centres of Bristol, Bath, Gloucester and South Wales. The city of Bristol is just 12 miles away while the adjacent Yate railway station provides excellent access to Bristol and further to central London.

ACCOMMODATION

Reception/waiting area	- 45.47m ² / 489.26ft ²
Office	- 12.61m ² / 155.68ft ²
Office	- 16.52m ² / 177.76ft ²
Staff Room	- 55.68m ² / 599.12ft ²
Corridor	- 17.59m ² / 189.27ft ²
Kitchen	
Toilet	

First Floor	
Office	- 26.55m ² / 285.68ft ²
Office	- 27.25m ² / 293.21ft ²
Office	- 16.22m ² / 174.53ft ²
Meeting Room	- 55.72m ² / 599.55ft ²
Corridor	- 17.59m ² / 189.27ft ²
Kitchen	
Toilet	

TENURE

Leasehold of 999 years commenced 25th December 1988 subject to the existing lease providing an annual income of £37,500 per annum exclusive. Further lease details available from the agent.

OUTSIDE

The unit has 10 allocated car parking spaces at the rear of the complex within a private car park

MANAGEMENT CHARGE

An annual management fee is payable for the property the details of which are to be confirmed.

RIGHTS OF WAY & EASEMENTS

The property is sold with any rights, easements or incidents of tenure which affect it. There is access to the transition station to the rear. The vendor will retain full, unrestricted rights of access to connect services for the benefit of retained land to the South West.

LOCAL AUTHORITY

South Gloucestershire Council - 01454 868686

SERVICES

The unit benefits from mains water, drainage, electric and gas along with hot and cold air conditioning system. Security and fire alarms are also connected.

BUSINESS RATES

Current Rateable Value - £34,750

VIEWING

Strictly by appointment with the Agents: David James, tel 01453 843720

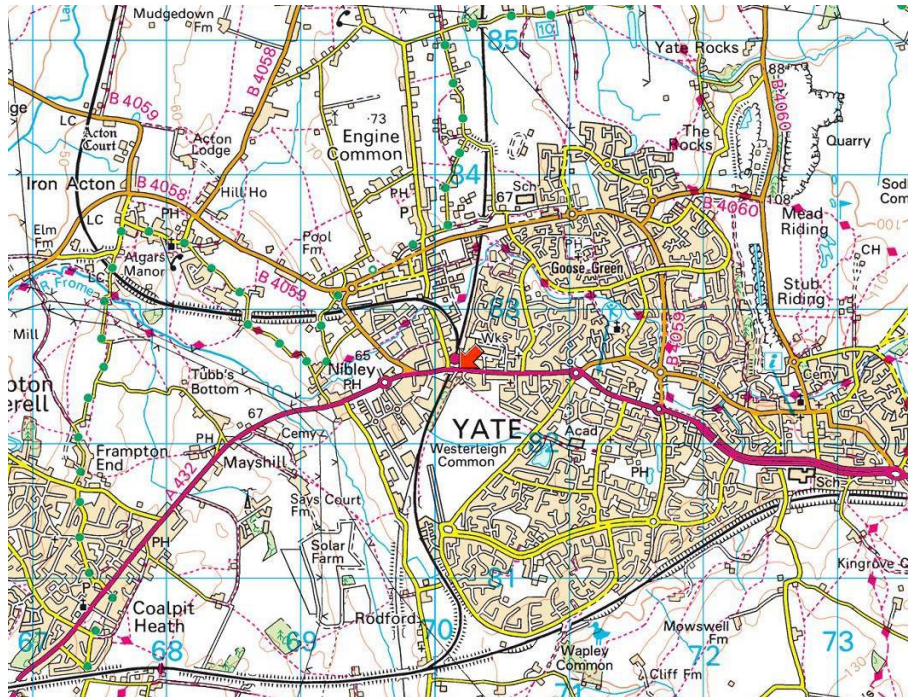
PLANS AND PARTICULARS

The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James or the vendor or his solicitor.

WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.





Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

68

This is how energy efficient the building is.

