

**3 UNITS
PRE-SOLD**



ARMSTRONG BUSINESS PARK

ARMSTRONG WAY | YATE | BRISTOL | BS37 5NG

FOR SALE / TO LET
2,992 – 3,498 SQ FT (278 – 325 SQ M)


A NEW DEVELOPMENT OF 6 UNITS
PRODUCTION / DISTRIBUTION / TRADE
ON SITE NOW AVAILABLE TO OCCUPY AUTUMN 2021

This is a computer generated image and details may vary



GREAT WESTERN BUSINESS PARK 



A432 

KEY FEATURES

- New 'Shell' units
- Prominent front of estate position
- Gateway location to Great Western Business Park
- Purchase / lease options available
- Approx 20,000 sq ft pre sold

AREA	AVAILABILITY	SQ FT	SQ M
Unit 1	SOLD	4,026	374
Unit 2	AVAILABLE	3,498	325
Unit 3	SOLD	10,010	930
Unit 4	AVAILABLE	2,992	278
Unit 5	UNDER OFFER	2,992	278
Unit 6	SOLD	6,997	650





LOCATION

Yate is a strong and established commercial centre, approx. 5 miles north of Junctions 18 and 19 of the M4 motorway – providing easy access to Bristol city centre and the national motorway network. Junction 14 of the M5 is also within easy reach.

Armstrong Business Park sits at the front of Great Western Business Park, which has established a strong reputation in the industrial and trade markets.

Yate Railway station is within walking distance as is Yate Town Centre where there are an extensive range of facilities available.





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TERMS

The completed units are available to purchase or to lease by way of new full repairing and insuring leases for terms of years to be agreed to incorporate 5 yearly upward only rent reviews.

RENT / PRICE

Upon application.

SPECIFICATION

A copy of the specification, planning consent and floor plans can be provided upon request.

PLANNING

The Units have Planning Permission for uses comprising B1c (Light Industrial), B2 (General Industrial) & B8 (Warehousing/Distribution).

The site has an hours restriction with further details available upon request.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

BUSINESS RATES

The completed units will be assessed for Rating purposes upon completion. Interested parties should make their own enquiries to South Gloucestershire Council to ascertain the exact rates payable.

ENERGY PERFORMANCE CERTIFICATE

EPC's will be commissioned post completion of the construction works.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the Rent/Sale price. We recommend that the prospective tenants/purchasers establish the implications before entering into any agreement.

MONEY LAUNDERING REGULATIONS

As part of our obligations under the UK Money Laundering Regulations 2017, Alder King LLP / Carter Jonas will require any tenant / purchaser to provide proof of identity along with any other required documents.

VIEWING

For further information or to arrange an inspection, please contact the joint agents below:



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