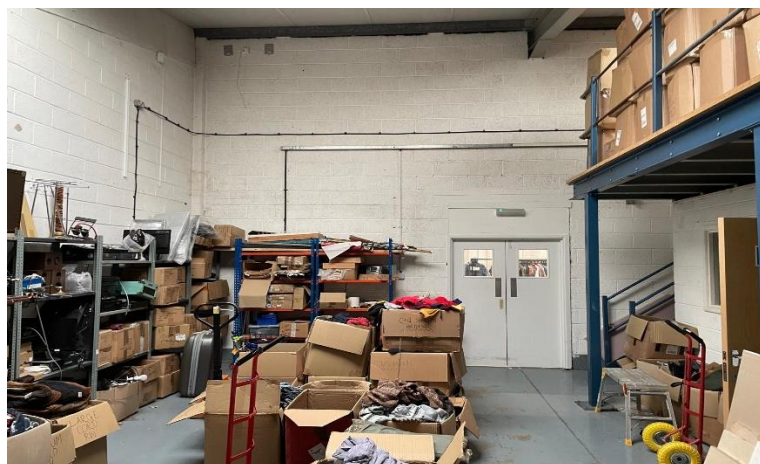


Industrial TO LET



Unit 9 Market Industrial Estate, Yatton, BS49 4RF



Key Points

- Short term leasing opportunity - available on a new 2 year lease term from Summer 2026
- Up to 8 parking spaces are available to the front of the unit
- Separate roller shutter and pedestrian access into the unit
- Available on a new 2 year lease term initially
- Rare leasing opportunity in this desirable and popular Industrial Trading Estate

Summary

Unit Area:	GIA c. 185.80 sq.m / c. 2,000 sq.ft - approximate measurements to provide a guide only.
Quoting Rent	£22,000 per annum exclusive
Service Charge / Insurance	S/C is currently c. £1400 per annum - may vary annually. Insurance is currently c. £400 per annum - may vary annually These figures are estimates and will be confirmed upon request.
EPC Rating	89 - D Rating
VAT	It is understood that VAT is not applicable on the rental / occupational costs.

Location

The property is located in Yatton, a small village 13 miles South West of Bristol. Weston super Mare is located approximately 7 miles South West of Yatton, whilst Clevedon is located circa five miles north.

Yatton is well located on the B3133, which provides access to the A370 and connects Bristol with Weston-super-Mare. The property offers good access to the M5 Motorway entering at Junction 20, or alternatively Junction 21 via the A370.

Yatton has a mainline railway station in the centre of the village which provides services to Bristol Temple Meads. Yatton is also ideally located only 7 miles from Bristol Airport. The subject property is located on Market Industrial Estate which comprises multiple industrial units.

Accommodation

Gross Internal Area c. 185.80 sq.m / c. 2,000 sq.ft

Please note we have not measured the property and have been provided these floor areas - therefore all interested parties are advised to verify these areas on site.

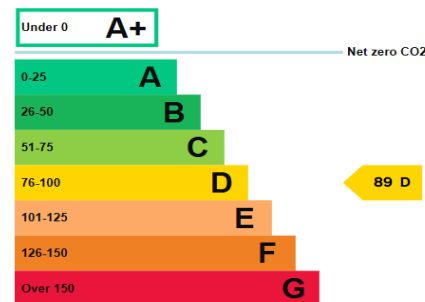
Description

The property comprises a mid-terraced industrial unit. The unit is of steel portal frame construction with red brick elevations set under a metal profile clad pitched roof. Internally, the unit has a concrete floor, painted blockwork walls, and strip lighting and circa 5% translucent panelling in the roof. The offices have carpet floor covering, perimeter trunking, painted and plastered walls and suspended ceilings. The unit is arranged to provide a large warehouse to the rear with office accommodation to the front. The unit benefits from mezzanine storage with a restricted head height. We are advised that the property is connected to mains electricity, gas, water and drainage.

EPC

Valid Until: 24 February 2029

This property's energy rating is D.



Business Rates

The business rates are due to be reassessed following the landlord undertaking subdivision works. The estimated business rates payable is circa £6,000 per annum.

Lease Terms

New 2 year Lease available from Summer 2026

Rent

£22,000 per annum exclusive

Service Charge / Insurance

The estimated Service Charge is c. £1,400 per annum - may vary annually

The estimated Insurance is c. £400 per annum - may vary annually

VAT

It is understood that VAT is not applicable on the rental / occupational costs.

Legal Costs

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

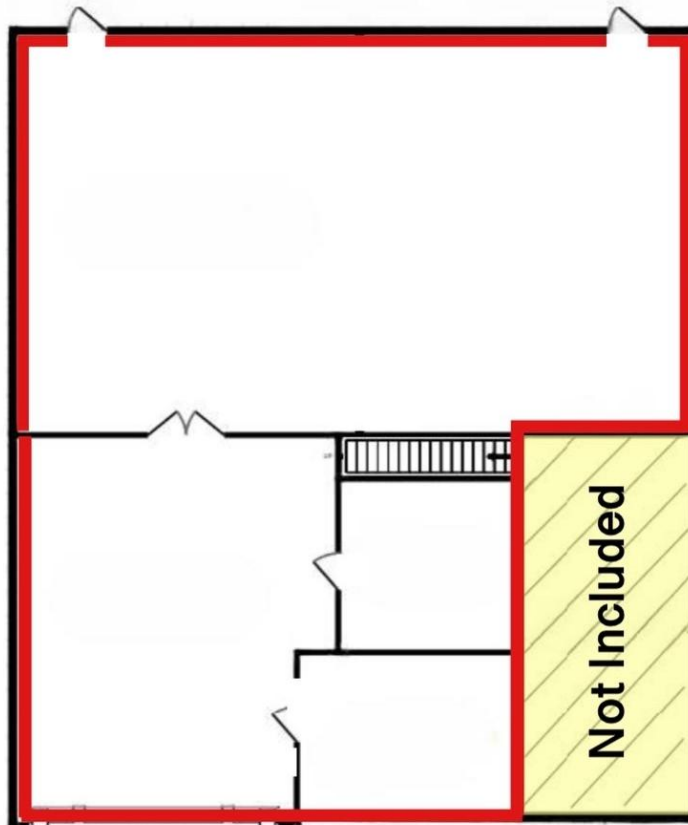
**All viewings strictly via pre-arranged
Viewing appointment only**

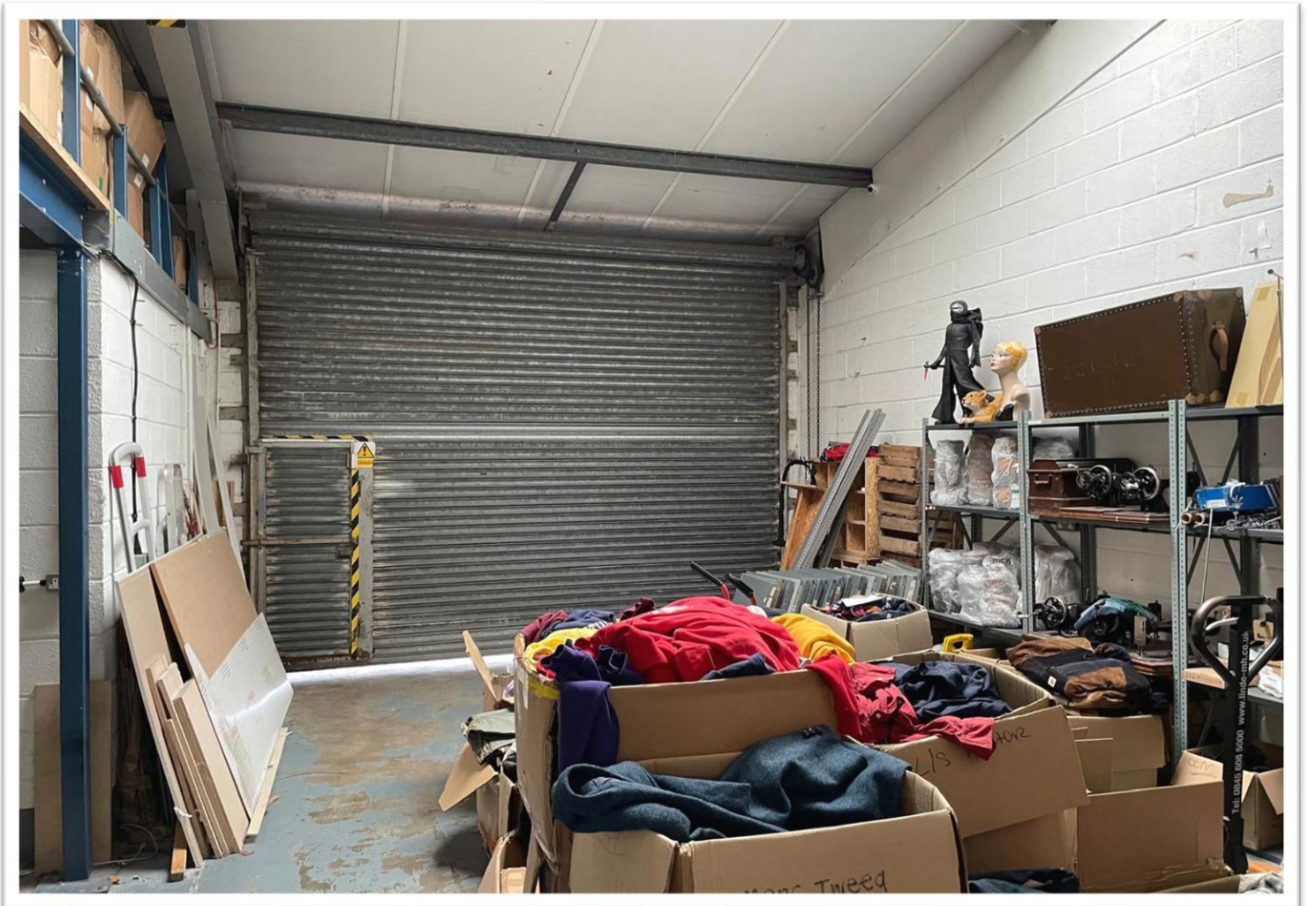
Please contact sole marketing agents,



DTR Surveyors: -
Contact: David Rowlands
Email: david.rowlands@dtrsurveyors.com
Mobile: 07986 960494

Unit 9, Market Industrial Estate, Yatton, BS49 4RF





Misrepresentation Act.

DTR Surveyors, 19B Boverton Road, Llantwit Major, CF61 1XZ

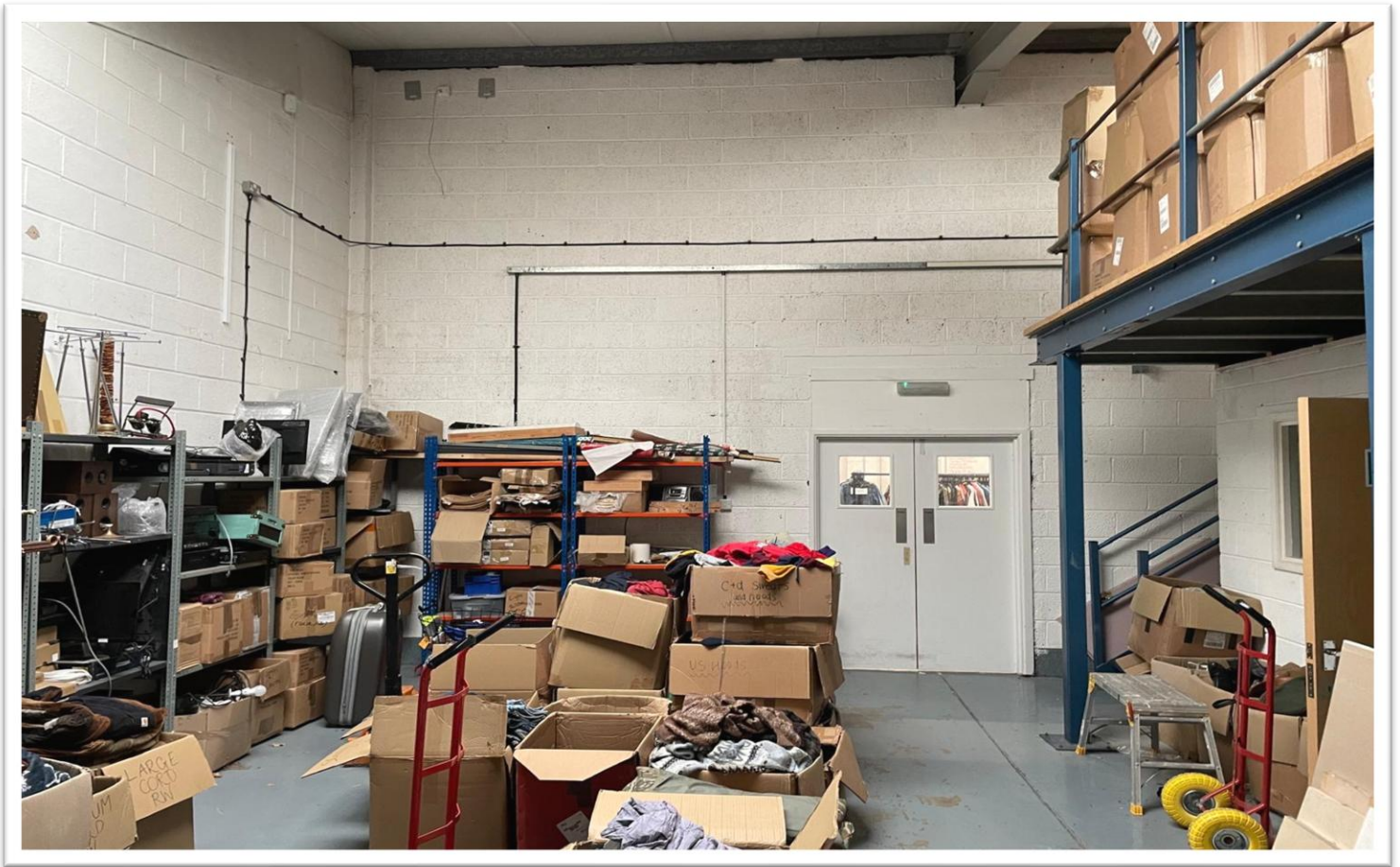
Subject To Contract: DTR Surveyors for themselves and for the vendors or lessors of this property whose agent they are, give notice that:(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract,(ii) no person in the employment of DTR Surveyors has any authority to make or give any representation or warranty whatsoever in relation to this property. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility, and any intending purchaser or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.



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