

UNITS 11 & 12 APOLLO PARK BS37 5AH



APOLLO PARK
YATE



DETACHED MODERN INDUSTRIAL UNITS AVAILABLE TO LEASE

AVAILABLE INDIVIDUALLY OR COMBINED

UNIT 11

17,587 sq ft (1,633.9 sq m)

UNIT 12

22,513 sq ft (2,901.6 sq m)



what3words

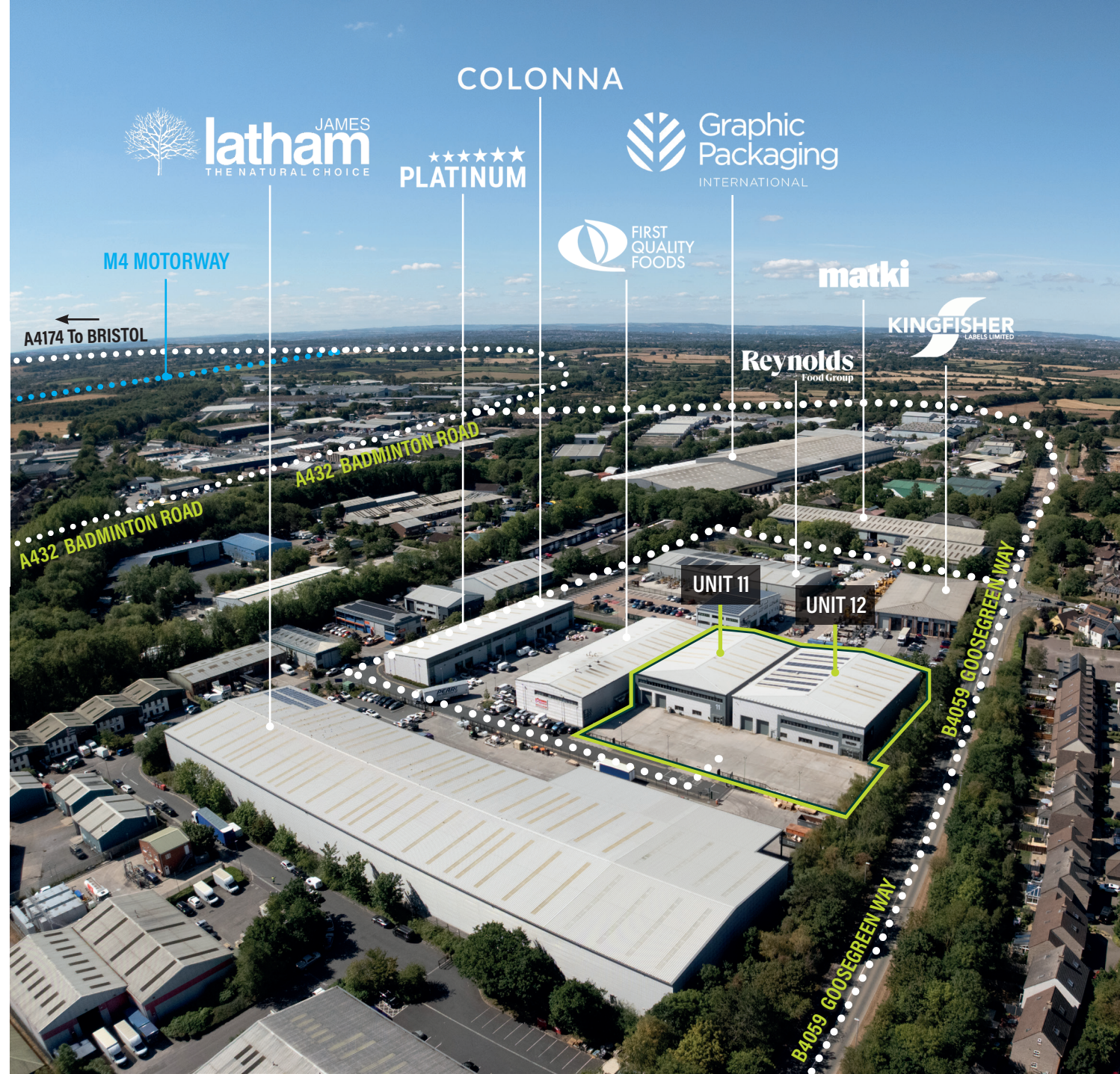
steadily.poodle.juicy

LOCATION

Units 11 & 12 are strategically located at **Apollo Park** in Yate, a well-established commercial location to the northeast of Bristol, sitting within the industrial and logistics area.

The area benefits from **excellent connectivity**, with easy access to the **Bristol Road** and **A432**, providing access to the Bristol ring road **A4174, Junction 1 M32** and immediate access to **Junction 19 M4**. To the north, **Junction 14 M5** is approximately 9 miles via the **B4059/B4058**.

Yate town centre is 2 miles to the east, with **Bristol City Centre** approximately 11.5 miles to the southwest via the **M32**.



DESCRIPTION

The property comprises of two detached units constructed in 2017, built around steel portal frames with full height sheet steel cladding and eaves of 8.4m.

Externally, both units share a substantial yard/ circulation and parking areas with a depth of approximately 28m, and each unit benefits from its own secure gated access. Can be let independently or combined.

PROPERTY HIGHLIGHTS



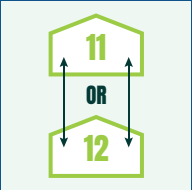
8.4m eaves



Secure yards



Yard depth 28m



Available individually or combined



High quality offices



2 Level access doors per unit



TRAVEL DISTANCES



Travel Distances			
Junction 19 - M4	6 miles	Bristol City Centre	11.5 miles
Junction 14 - M5	9 miles	Bristol Airport	20 miles
Yate Train Station	0.8 miles	London	120 miles

UNIT 11

Unit 11 comprises an open plan warehouse benefitting from 8.4m minimum eaves and with offices accommodation at first floor and ground floor under office void and ancillary accommodation. The office accommodation features exposed ceilings, and the unit benefits from two roller shutter doors and approximately 15% roof lights.

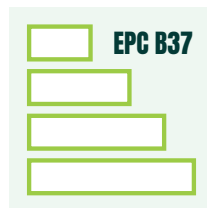
The unit benefits from extensive circulation and parking to the front with dedicated entrance and ability to be secured.



8.4m Eaves height



First floor offices



Energy performance certificate



15% Roof lighting



2 Roller shutter doors



Potential to secure 28m depth yard area

ACCOMMODATION

Floor Area	Sq Ft	Sq M
Warehouse	14,897	1,384.0
First Floor Offices	2,690	249.9
Total (GIA)	17,587	1,633.9



UNIT 12

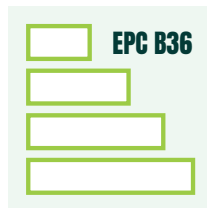
Unit 12 is comparable in specification to Unit 11, benefitting from a warehouse area with 8.4m minimum eaves and high quality, two-storey offices and ancillary accommodation. The warehouse currently includes a three-storey mezzanine with an integral goods lift, which is available subject to negotiation.



8.4m Eaves height



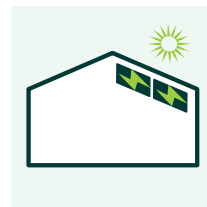
2 Roller shutter doors



Energy performance certificate



First floor offices



Solar PV installed



3 Storey integral goods lift



ACCOMMODATION (Not including mezzanines)

Floor Area	Sq Ft	Sq M
Warehouse	18,767	1,743.5
First Floor Offices	3,746	348.1
Total (GIA)	22,513	2,901.6

UNIT 12



FURTHER INFORMATION

VAT

Where applicable, VAT will be charged at the prevailing rate.

ANTI-MONEY LAUNDERING

The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.

PLANNING

The original planning consent provides for E(g)(iii) (light Industrial and B8 (Warehousing and Distribution)).

LEGALS COSTS

Each party is responsible for its own legal costs incurred.

TERMS

Available to let on a new lease on terms to be agreed.

BUSINESS RATES

To be reassessed.

RENT

Upon application.

EPC

- ▶ Unit 11 currently has an EPC rating of B-37 which is valid until 14th March 2034.
- ▶ Unit 12 currently has an EPC rating of B-36 which is valid until 14th March 2034.



APOLLO PARK
Y A T E

UNITS 11 & 12

Lambert Smith Hampton, Colliers International and Messrs Savills (UK) Ltd for themselves and for the vendors or lessors of this property whose agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer of contract. 2. All descriptions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as either statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. All dimensions are approximate. 3. No persons in the employment of Lambert Smith Hampton, Colliers International and Messrs Savills (UK) Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property. 4. All correspondence regarding this offer is subject to contract. September 2026.

**For further
details or to
arrange an
inspection,
please
contact the
joint agents.**

**Lambert
Smith
Hampton**

Tom Harker
+44 (0) 7702 884405
tharker@lsh.co.uk



Alex Van Den Bogerd
+44 (0) 7902 702882
alex.vandenbogerd@colliers.com
Ben Tothill
+44 (0) 7796 971218
ben.tothill@colliers.com



Rob Cleeves
+44 (0) 7970 494371
rcleeves@savills.com
Niamh O'Donnell
+44 (0) 7977 567 297
niamh.odonnell@savills.com