



## UNIT 69, WINTERSTOKE RD

3,769 ft<sup>2</sup> (350.15 m<sup>2</sup>)

### DESCRIPTION

The Business Zone comprises various unit sizes designed in terraces for easy access and loading. All units have been subject to a comprehensive refurbishment programme and are constructed with elevations of brick and block work and profile sheet cladding under an insulated profile sheet roof coverings incorporating 10% roof lights. All the warehouse areas have concrete floors, roller shutter door loading access and three phase electricity supply. All the units have office areas to the front elevations incorporating suspended ceilings with recessed lighting, carpet tiles and w/c facilities. All units have allocated parking and loading areas.

### LOCATION

The units are located on Weston Industrial Estate. The nearby M5 Motorway enables good access to the South West and the national motorway network via Bristol and the M4, approximately 20 miles to the North. Junction 21 of the M5 is approximately 4 miles distant, British Rail provides regular intercity services from Weston-super-Mare to Bristol (30 minutes) and London (2 hours and 15 minutes).

### DRIVE TIMES

Weston Railway Station	1.5 miles
M5 (J21)	4 miles
M5 (J22)	7 miles
Bristol International Airport	14 miles
Royal Portbury Dock	17 miles
Bristol	24 miles
M4 (J20)	26 miles
Taunton	28 miles
Bath	32 miles
Newport	40 miles
Gloucester	56 miles



### LEASE TERMS

New Full Repairing and Insuring lease for a term of years to be agreed.

### BUSINESS RATES

For verification of the current business rates, interested parties are advised to contact the Local Authority.

### SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

### LEGAL COSTS

Each party to be responsible for its own legal costs

### V.A.T.

All figures quoted are exclusive of VAT where applicable.

