



TO LET
WAREHOUSE/TRADE COUNTER
INDUSTRIAL/
FROM 9,660 - 39,008 FT²
COMPREHENSIVELY REFURBISHED



WESTON
INDUSTRIAL ESTATE

UNITS 3-6, LYNX CRESCENT, WESTON-SUPER-MARE, NORTH SOMERSET, BS24 9DJ

SPECIFICATION

- Prominent frontage to Winterstoke Road.
- Adjacent to Screwfix, Johnstone's Decorating Centre, and Bradfords Building Supplies.
- Access off Lynx Crescent and Wessex Road.
- Steel portal frame construction with brick and steel profile sheet elevations.
- Clear span warehouse with approximately 6m eaves height and 5.35m clear internal height.
- First floor offices / ground floor ancillary accommodation / undercroft and allocated car parking to front elevation.
- Separate rear vehicular loading access via full height roller shutter door measuring 3.78m wide, by 4.87m high.
- Fully refurbished including new roof.



UNITS 5-6 WAREHOUSE



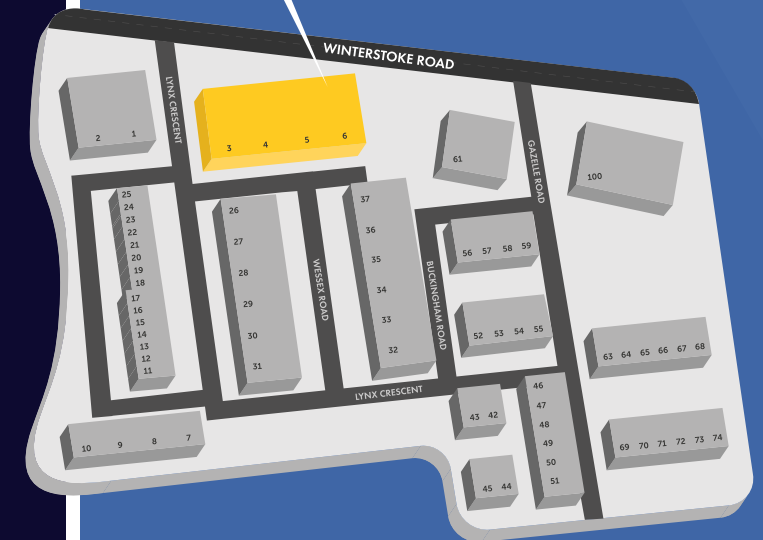
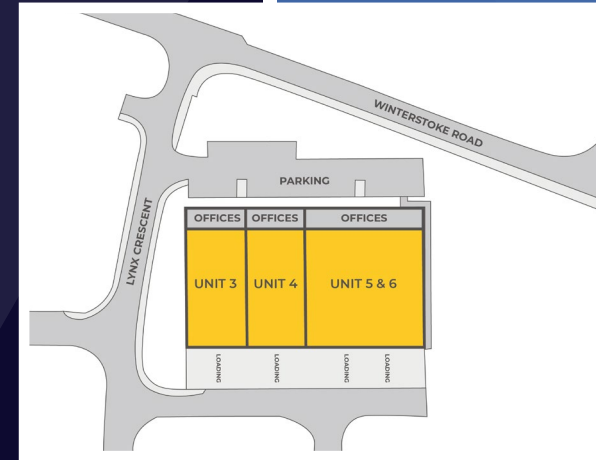
UNITS 5-6 OFFICE

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WINTERSTOKE ROAD, WESTON-SUPER-MARE, NORTH SOMERSET

ACCOMMODATION

UNIT 3		
Warehouse	761.42 m ²	8,196 ft ²
Ground Floor/ Core/ Ancillary	42.22 m ²	454 ft ²
First Floor Offices/ Ancillary	109.29 m ²	1,176 ft ²
UNIT 3 TOTAL	912.93 m²	9,826 ft²
UNIT 4		
Warehouse	746.67 m ²	8,037 ft ²
Ground Floor/ Core/ Ancillary	41.32 m ²	445 ft ²
First Floor Offices/ Ancillary	109.48 m ²	1,178 ft ²
UNIT 4 TOTAL	897.47 m²	9,660 ft²
UNITS 5-6		
Warehouse	1,534.72 m ²	16,520 ft ²
Ground Floor/ Core/ Ancillary	58.33 m ²	628 ft ²
First Floor Offices/ Ancillary	220.58m ²	2,374 ft ²
UNITS 5-6 TOTAL	1,813.62 m²	19,522 ft²





UNIT 3 WAREHOUSE



WELL MANAGED
BUSINESS PARK
ENVIRONMENT



ROLLER SHUTTER
LOADING DOOR
ACCESS



3 PHASE
ELECTRICITY
SUPPLIES



OFFICES &
PARKING AREA TO
FRONT ELEVATIONS



REAR
LOADING
APRONS



AMPLE
ALLOCATED
PARKING



PROMINENT UNITS
FRONTING
WINTERSTOKE ROAD

LOCATION



DRIVE TIMES



The units are located on Weston Industrial Estate, a modern development of highly specified industrial and business units on a well-managed 22 acre business park, in an established industrial area of Weston-super-Mare in North Somerset.

The nearby M5 motorway enables excellent access to Bristol, the South West and the wider national motorway network. Junction 21 of the M5 is within approximately 4 miles, whilst Weston-super-Mare rail station is within 1.5 miles and provides direct high speed connections to London Paddington, with fastest journey times of just over 2 hours.





TENURE

The units are available individually or combined, by way of new Full Repairing and Insuring (FRI) leases for a term of years to be agreed, subject to status.

RENT

Upon application. Further details are available upon request.

VAT

All figures are quoted exclusive of VAT which will be charged at the prevailing rate.

LEGAL COSTS

Each party is to bear their own legal, surveyors or other costs incurred in any transaction.

ANTI-MONEY LAUNDERING

The successful party will be required to provide further identification information to satisfy AML requirements, when Heads of Terms are agreed.

ENERGY PERFORMANCE

Full Energy Performance Certificates (EPC's) are available upon request. The units have been given the following ratings:

Unit 3 = B44 Unit 4 = B44 Units 5-6 = B42

RATEABLE VALUE

Interested parties are advised to rely upon their own enquiries with the local rating authority.

ESTATE SERVICE CHARGE

Building Insurance and an Estate Service Charge (towards the management and maintenance of the common parts) will be payable. Further details are available upon request.

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Important notice. These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. March 2021. Designed by threesixtygroup

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