

A370 SOUTH  
M5 AT J22

WINTERSTOKE ROAD

A370 EAST / NORTH  
TOWN CENTRE  
M5 AT J21

UNIT 63

**TO LET**  
3,769 FT<sup>2</sup> (350 M<sup>2</sup>)  
WAREHOUSE/INDUSTRIAL/  
TRADE COUNTER



**WESTON**  
INDUSTRIAL ESTATE

UNIT 63, GAZELLE ROAD, WESTON-SUPER-MARE, NORTH SOMERSET, BS24 9ES



# SPECIFICATION

- End-terrace workshop / light industrial unit.
- Access off Gazelle Road.
- Steel portal frame construction with brick and steel profile sheet elevations.
- Clear span warehouse with approximately 3.6m eaves height rising to 5.1m at the apex.
- Ground floor office / ancillary accommodation and associated car parking to front elevation.
- Separate rear vehicular loading access via full height roller shutter door measuring 2.8m wide, by 3.3m high.
- Refurbished and available immediately.

## ACCOMMODATION

Warehouse	267.8 m <sup>2</sup>	2,883 ft <sup>2</sup>
Ground Floor Office / Ancillary	82.3 m <sup>2</sup>	886 ft <sup>2</sup>
<b>Total GEA</b>	<b>350.1 m<sup>2</sup></b>	<b>3,769 ft<sup>2</sup></b>



INDICATIVE IMAGE OF REFURBISHED UNIT



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 unit is 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.





## ENERGY PERFORMANCE

A full Energy Performance Certificate (EPC) is available upon request. The property has been given an EPC rating of C (75).

## RATEABLE VALUE

The property is listed in the Valuation List 2017 as Warehouse and Premises, with a Rateable Value of £20,000. 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.

## TENURE

The property is available by way of a new Full Repairing and Insuring (FRI) lease, 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.

## AWARDS

Winners of the Green Apple Awards 2022:



Michael Ripley  
michael@stephenand.co.uk

Philip Cranstone  
philip.cranstone@cbre.com

Tom Gibbons  
tg@burstoncook.co.uk

John Ripley  
john@stephenand.co.uk

Alex Quicke  
alex.quicke@cbre.com

Chloe Burston  
chloe@burstoncook.co.uk