



**TO LET**  
2,590 FT<sup>2</sup> (241 M<sup>2</sup>)  
WAREHOUSE/INDUSTRIAL/  
TRADE COUNTER  
**TO BE COMPREHENSIVELY REFURBISHED**

**UNIT 43**



**WESTON**  
INDUSTRIAL ESTATE

UNIT 43, LYNX CRESCENT, WESTON-SUPER-MARE, NORTH SOMERSET, BS24 9DJ



# SPECIFICATION

- End-terrace workshop / light industrial unit.
- Access off Lynx Crescent.
- Steel portal frame construction with brick and steel profile sheet elevations.
- Clear span warehouse with approximately 3.8m 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 3.1m wide, by 3.1m high.
- To be comprehensively refurbished

## ACCOMMODATION

Warehouse	191 m <sup>2</sup>	2,053 ft <sup>2</sup>
Ground Floor Office / Ancillary	50 m <sup>2</sup>	537 ft <sup>2</sup>
<b>Total GEA</b>	<b>241 m<sup>2</sup></b>	<b>2,590 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



END-TERRACE  
UNIT



# 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 D (98).

## RATEABLE VALUE

The property is listed in the Valuation List 2017 as Store and Premises, with a Rateable Value of £20,750. 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.

## GREEN APPLE AWARDS

Gold Award winner of the Green Apple Awards 2022, the annual international campaigns to recognise, reward and promote environmental best practice around the world.



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