

A370 SOUTH  
M5 AT J22

UNIT 10

WINTERSTOKE ROAD

A370 EAST / NORTH  
TOWN CENTRE  
M5 AT J21

**TO LET**  
3,458 ft<sup>2</sup> (321.25 m<sup>2</sup>)  
WAREHOUSE / INDUSTRIAL / TRADE COUNTER



**WESTON**  
INDUSTRIAL ESTATE

UNIT 10, LYNX CRESENT, WESTON-SUPER-MARE, NORTH SOMERSET, BS24 9DJ

# SPECIFICATION

- To be comprehensively refurbished.
- End-terrace workshop / light industrial unit.
- Access off Lynx Crescent.
- Steel portal frame construction with brick and steel profile sheet elevations.
- Eaves height of 4.38m, reaching 5.18m at the apex.
- Ground floor office / ancillary accommodation and associated car parking to front elevation.
- Separate vehicular loading access to the front via full height roller shutter door measuring 3.8m wide, by 3.6m high.

## ACCOMMODATION

Warehouse	277.4 m <sup>2</sup>	2,986 ft <sup>2</sup>
Ground Floor Office / Ancillary	43.85 m <sup>2</sup>	472 ft <sup>2</sup>
<b>Total GEA</b>	<b>321.25 m<sup>2</sup></b>	<b>3,458 ft<sup>2</sup></b>



INDICATIVE OF REFURBISHED UNIT



ROLLER SHUTTER  
LOADING DOOR  
ACCESS



3 PHASE  
ELECTRICITY  
SUPPLIES



GROUND FLOOR  
OFFICE



FRONT  
LOADING  
APRONS

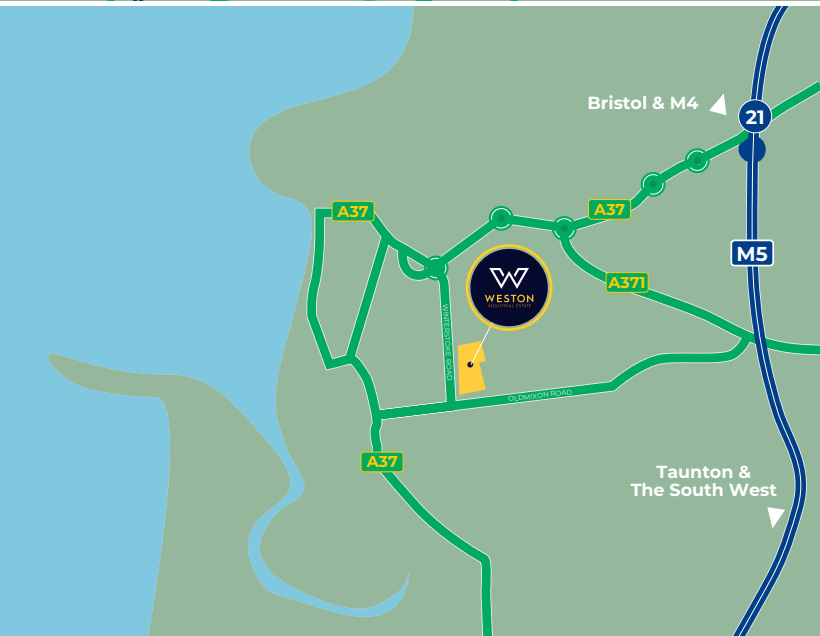


ALLOCATED  
PARKING

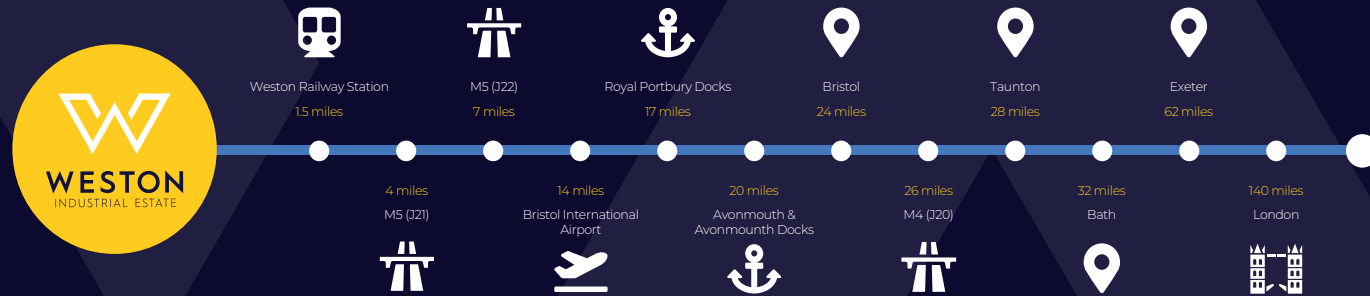


END-TERRACE  
UNIT

# 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) will be available upon request. The Property has been given an EPC of C (60). This will be improved and updated upon refurbishment of the planned refurbishment works.

## RATEABLE VALUE

The property is listed in the Valuation List 2023 as Warehouse and Premises, with a Rateable Value of **£26,000**. 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.

## 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.



**Michael Ripley**  
michael@stephenand.co.uk

**John Ripley**  
john@stephenand.co.uk



**Tom Gibbons**  
tg@burstoncook.co.uk

**Chloe Burston**  
chloe@burstoncook.co.uk



**Philip Cranstone**  
philip.cranstone@cbre.com

**Alex Quicke**  
alex.quicke@cbre.com

