

A370 SOUTH  
M5 AT J22

WINTERSTOKE ROAD

A370 EAST / NORTH  
TOWN CENTRE  
M5 AT J21

UNIT 47

**TO LET**  
2,311 ft<sup>2</sup> (214.7 m<sup>2</sup>)  
WAREHOUSE / INDUSTRIAL / TRADE COUNTER



**WESTON**  
INDUSTRIAL ESTATE

UNIT 47, GAZELLE ROAD, WESTON-SUPER-MARE, NORTH SOMERSET, BS24 9ES



# SPECIFICATION

- To be comprehensively refurbished.
- Mid-terrace workshop / light industrial units, available individually or combined.
- Pedestrian access off Gazelle Road.
- Steel portal frame construction with brick and steel profile sheet elevations.
- Clear span warehouse with 3.9m eaves height rising to 4.2m at the apex.
- Ground floor offices / ancillary accommodation.
- Separate rear vehicular loading access via two ground level roller shutter doors measuring 3.2m wide, by 3.2m high. One door per unit.

## ACCOMMODATION

Warehouse	175.4 m <sup>2</sup>	1,888 ft <sup>2</sup>
Ground Floor / Office	39.3 m <sup>2</sup>	423 ft <sup>2</sup>
<b>Total GEA</b>	<b>214.7 m<sup>2</sup></b>	<b>2,311 ft<sup>2</sup></b>



INDICATIVE OF REFURBISHED UNIT



ROLLER SHUTTER  
LOADING DOOR  
ACCESS



3 PHASE  
ELECTRICITY  
SUPPLIES



GROUND FLOOR  
OFFICE



REAR  
LOADING  
APRONS



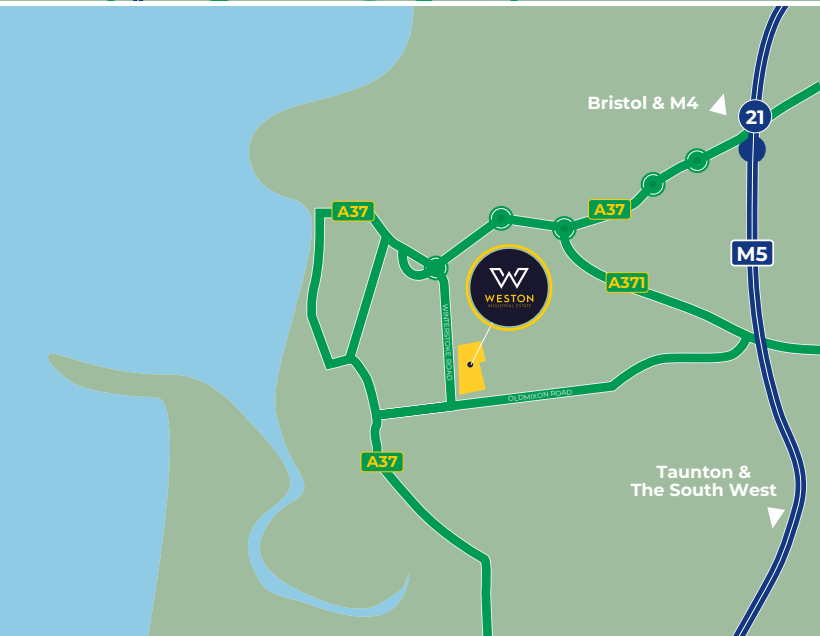
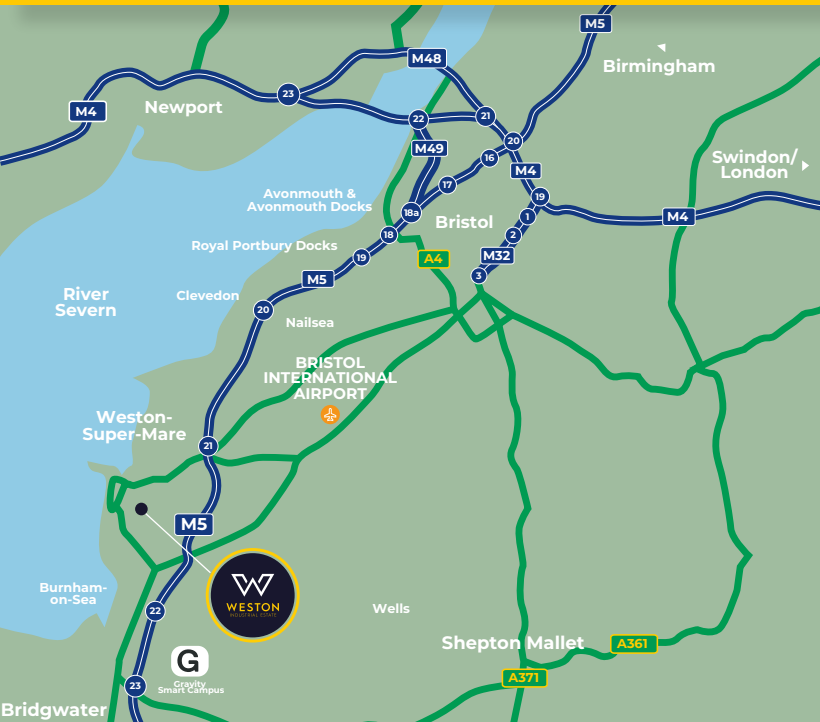
ALLOCATED  
PARKING



MID-TERRACE  
UNITS



# 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 (74).

## RATEABLE VALUE

The property is listed in the Valuation List 2023 as a Warehouse and Premises. The property has a combined Rateable Value of £30,750. If the property was to be let individually the properties would need to be separately assessed. 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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