



**TO LET**  
9,743 FT<sup>2</sup> (905 M<sup>2</sup>)  
WAREHOUSE/INDUSTRIAL/  
TRADE COUNTER  
**TO BE COMPREHENSIVELY REFURBISHED**

A370 SOUTH  
M5 AT J22

**UNIT 2**

WINTERSTOKE ROAD

A370 EAST / NORTH  
TOWN CENTRE  
M5 AT J21



**WESTON**  
INDUSTRIAL ESTATE

UNIT 2, LYNX CRESCENT, WESTON-SUPER-MARE, NORTH SOMERSET, BS24 9DJ

# SPECIFICATION

- Prominent frontage to Winterstoke Road.
- Adjacent to Screwfix.
- Access off Lynx Crescent.
- Steel portal frame construction with brick and steel profile sheet elevations.
- Clear span warehouse with approximately 6m eaves height and 5.4m clear internal height.
- Two storey office/ancillary accommodation and associated car parking to front elevation.
- Separate rear vehicular loading access via full height roller shutter door measuring 3.6m wide, by 4.8m high
- To be comprehensively refurbished.

## ACCOMMODATION

Warehouse	725 m <sup>2</sup>	7,813 ft <sup>2</sup>
Ground Floor Office / Ancillary	90 m <sup>2</sup>	965 ft <sup>2</sup>
First Floor Office / Ancillary	90 m <sup>2</sup>	965 ft <sup>2</sup>
<b>Total GEA</b>	<b>905 m<sup>2</sup></b>	<b>9,743 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

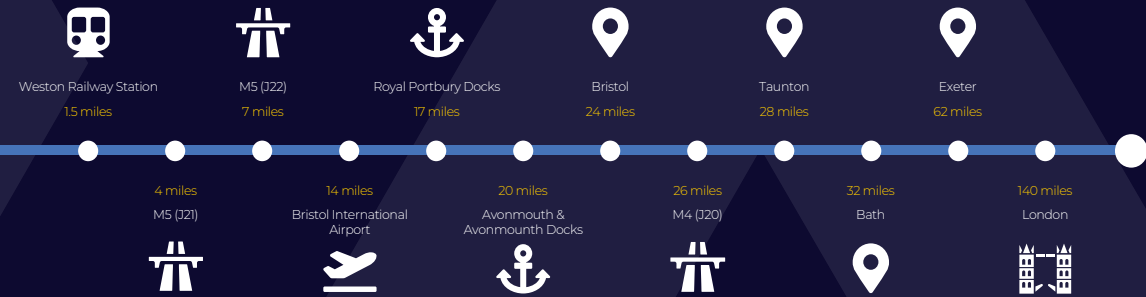


PROMINENT UNIT  
FRONTING  
WINTERSTOKE ROAD

# 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 D (90).

An EPC rating of B is targeted to be achieved following refurbishment.

## RATEABLE VALUE

The property is listed in the Valuation List 2017 as Workshop and Premises, with a Rateable Value of £39,250. 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.



**STEPHEN  
& CO**  
01934-621101

**CBRE**  
0117 943 5757  
www.cbre.co.uk

**BURSTON  
COOK**  
01934 261 828  
0117 314 9952  
www.burstoncook.co.uk

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