

A370 SOUTH
M5 AT J22

WINTERSTOKE ROAD

A370 EAST / NORTH
TOWN CENTRE
M5 AT J21

TO LET
2,317 FT² (215 M²)
WAREHOUSE/INDUSTRIAL/
TRADE COUNTER

UNIT 48



WESTON
INDUSTRIAL ESTATE

UNIT 48, GAZELLE ROAD, WESTON-SUPER-MARE, NORTH SOMERSET, BS24 9ES

SPECIFICATION

- Mid-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 3.9m eaves height and 3.9m clear internal height.
- 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 refurbished including new roof.

ACCOMMODATION

Warehouse	168 m ²	1,811 ft ²
Ground Floor Office / Ancillary	47 m ²	506 ft ²
Total GEA	215 m²	2,317 ft²



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

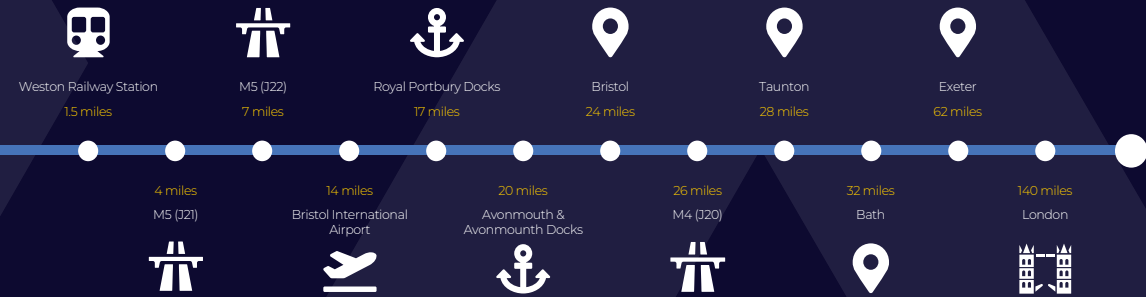


MID
TERRACE
UNIT

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 Workshop and Premises, with a Rateable Value of £11,250. 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.



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