



TO LET
1,208 FT² (112 M²)
WAREHOUSE/INDUSTRIAL/TRADE COUNTER

A370 SOUTH
M5 AT J22

UNIT 22

WINTERSTOKE ROAD

A370 EAST / NORTH
TOWN CENTRE
M5 AT J21



WESTON
INDUSTRIAL ESTATE

UNIT 22, LYNX CRESCENT, WESTON-SUPER-MARE, NORTH SOMERSET, BS24 9DJ

SPECIFICATION

- Mid-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 4.2m eaves height and 3.55m 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 2.7m wide, by 3.3m high.
- To be refurbished

ACCOMMODATION

Warehouse	88 m ²	946 ft ²
Ground Floor Office / Ancillary	24 m ²	262 ft ²
Total GEA	112 m²	1,208 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 E (104).

RATEABLE VALUE

The property is listed in the Valuation List 2017 as Warehouse and Premises, with a Rateable Value of £6,100. 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