



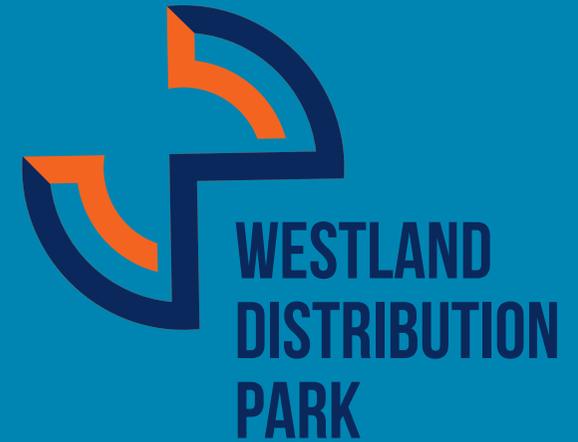
**WESTLAND
DISTRIBUTION
PARK**

**WINTERSTOKE ROAD
WESTON-SUPER-MARE
BS24 9AB**

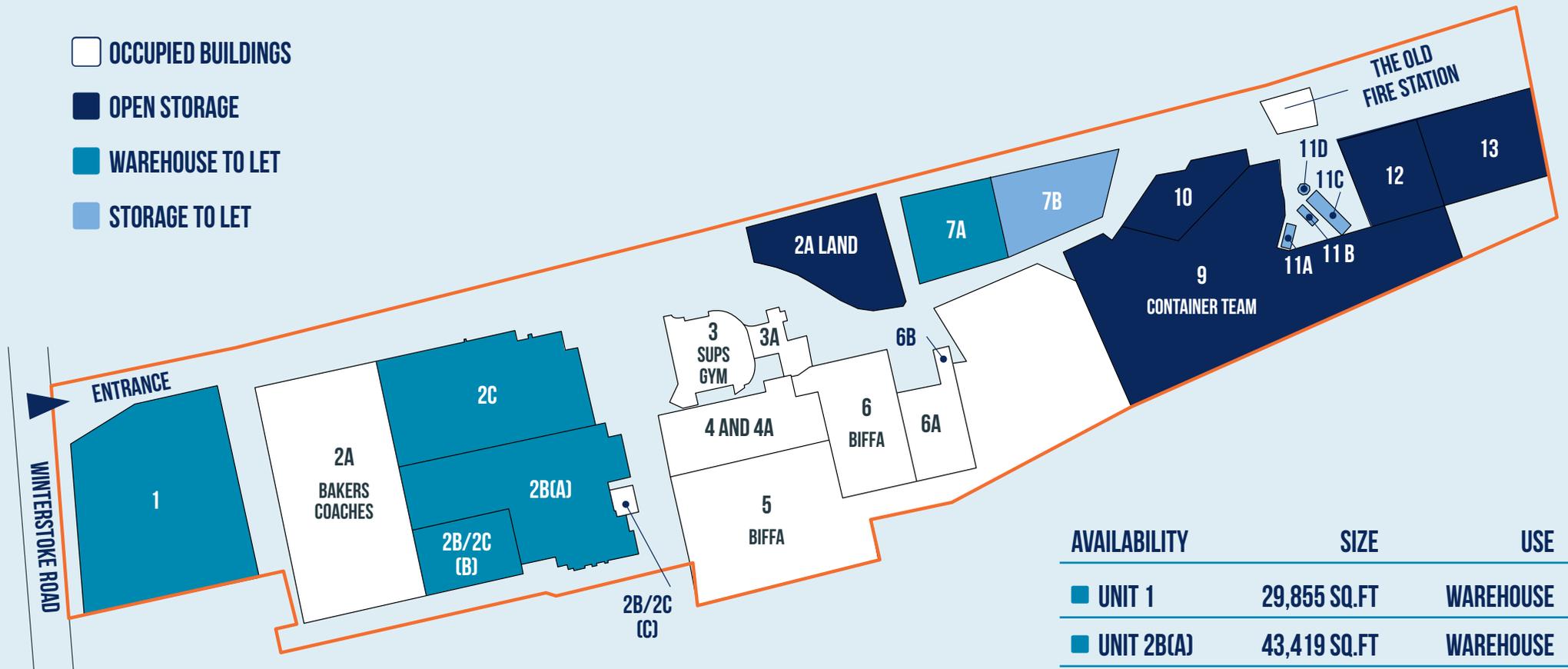
TO LET FLEXIBLE WAREHOUSE PRODUCTION & DISTRIBUTION BUILDINGS

10,000 - 165,000 SQ FT (929 - 15,329 SQ M) APPROX.

WESTLAND DISTRIBUTION PARK BENEFITS FROM PROMINENT ROAD FRONTAGE AND IS ACCESSED OFF WINTERSTOKE ROAD, THE PRINCIPAL INDUSTRIAL AREA WITHIN WESTON-SUPER-MARE.



OFFERING OPEN STORAGE SITES AND BUILDINGS UP TO 165,000 SQ.FT (15,329 SQ.M)



AVAILABILITY	SIZE	USE
UNIT 1	29,855 SQ.FT	WAREHOUSE
UNIT 2B(A)	43,419 SQ.FT	WAREHOUSE
UNIT 2B(B)	9,264 SQ.FT	WAREHOUSE
UNIT 2C	53,169 SQ FT	WAREHOUSE
UNIT 7A	9,109 SQ.FT	WAREHOUSE
UNIT 7B	0.44 ACRES	OPEN STORAGE
UNIT 11 B	301 SQ.FT	STORAGE
UNIT 11A/C/D	2,770 SQ.FT	STORAGE

THE SITE IN TOTAL EXTENDS TO C.22 ACRES (8.90 HA) CONSISTING OF VARIOUS TYPES OF BUILDINGS AS WELL AS OPEN STORAGE SITES.



WESTLAND DISTRIBUTION PARK

WINTERSTOKE ROAD
WESTON-SUPER-MARE
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LOCATION

WESTLAND DISTRIBUTION PARK IS SITUATED 2 MILES SOUTH OF WESTON-SUPER-MARE TOWN CENTRE AND C.4 MILES (VIA A370) FROM JUNCTION 21 OF THE M5 MOTORWAY.

WESTON-SUPER-MARE IS APPROXIMATELY 18 MILES TO THE SOUTH OF BRISTOL AND 30 MILES TO THE NORTH OF TAUNTON. WESTON-SUPER-MARE HAS A RESIDENT POPULATION OF C.70,000 WITH A CATCHMENT OF 7.5 MILLION PEOPLE WITHIN A 2 HOUR DRIVE.

PLANNING

The site has the benefit of planning permission for B1 (light industrial), B2 (general industrial) and B8 (warehousing and distribution) uses.

SERVICES

The site benefits from services including 3 phase electricity supply, water, drainage and gas.

VAT

Under the Finance Act 1989 and 1997, VAT may be levied on the rent. We recommend that the prospective tenants establish the VAT implications.

SERVICE CHARGE

There is a service charge to deal with the management and maintenance of the common parts, roads and landscaping.

TENURE

Buildings and open storage sites are available by way of new flexible leases for a term of years to be agreed.

FOR FURTHER INFORMATION

Please contact the sole agents:

alder king

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