

Units 7-9, Westex House

Winterstoke Road
Weston-super-Mare
BS23 3YS

LIGHT INDUSTRIAL / BUSINESS / TRADE COUNTER UNITS

775- 4,650 sq ft
(72.0 – 432.0 sq m)

- Three terraced new build warehouse / industrial units available individually or combined.
- 6.7m eaves height, rising to 8.2m.
- Power-floated floor with 30 kn/m² loading capacity.
- One ground level electric loading door per unit.
- Two allocated car parking spaces per unit.
- Designed for additional mezzanine floor installation, subject to occupier requirements.
- Excellent access to the A370 which connects directly to Junction 21 of the M5 Motorway and access west towards Weston-super-Mare town centre.
- Consent obtained to erect illuminated signage for each unit, on the gable end facing Winterstoke Road



CONTACT US

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CBRE OFFICES
Floors 13 & 14 Clifton Heights
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PROPERTY OVERVIEW

DESCRIPTION

- Three terraced new build warehouse / industrial units available individually or combined.
- 6.7m eaves height, rising to 8.2m.
- Power-floated floor with 30 kn/m2 loading capacity.
- Designed for additional mezzanine floor installation, subject to occupier requirements.
- One ground level electric loading door per unit.
- Mono-pitched roof with insulated steel profile roof coverings with 10% translucent roof panels.
- Part insulated steel profile, part brick clad elevations.
- Two allocated car parking spaces per unit.
- Dedicated concrete loading.
- Provision for EV charging points to be installed and Openreach connection.
- Consent obtained to erect illuminated signage for each unit, on the gable end facing Winterstoke Road.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th edition) as below.

All units have been constructed without the mezzanine, however the Landlord can install an additional mezzanine floor, if required subject to occupier requirements.

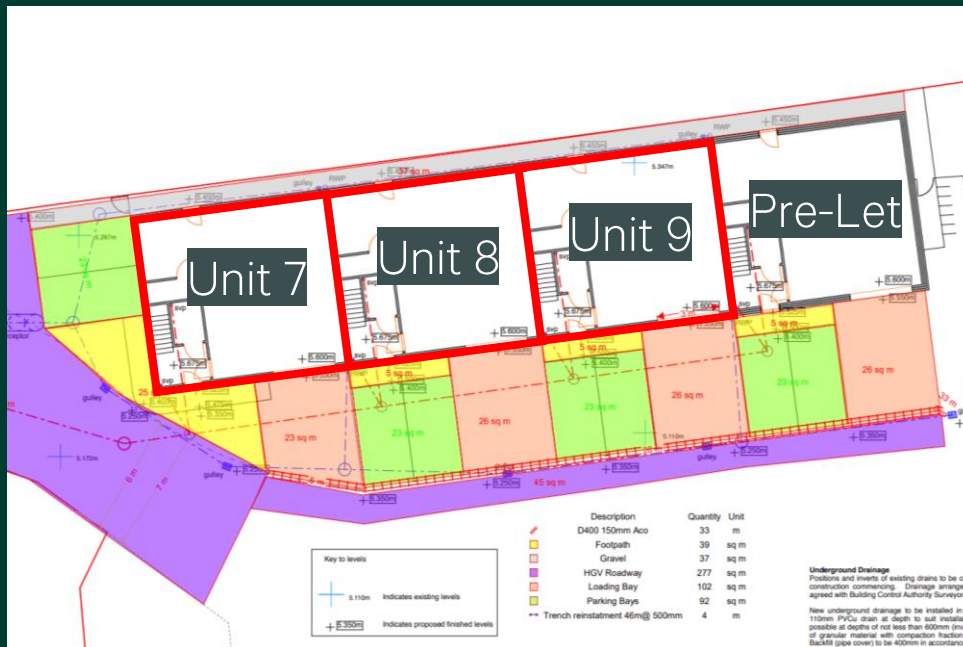
UNITS 7-9	SQ M	SQ FT
Unit 7		
Ground floor	72.0	775
<i>Optional mezzanine</i>	72.0	775
TOTAL GIA	144.0	1,550
Unit 8		
Ground floor	72.0	775
<i>Optional mezzanine</i>	72.0	775
TOTAL GIA	144.0	1,550
Unit 9		
Ground floor	72.0	775
<i>Optional mezzanine</i>	72.0	775
TOTAL GIA	144.0	1,550
TOTAL GIA (Incl Mezz)	432.0	4,650
TOTAL GIA (Excl Mezz)	216.0	2,325

Industrial | For Lease

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FURTHER INFORMATION

PLANNING

The property is suitable for Class B2 General Industrial and Class B8 Storage & Distribution uses, and we anticipate would be suitable for Class E(g)(iii) Light Industrial,, subject to any necessary consents.

Interested parties are advised to make their own enquiries with the Local Planning Authority in respect of the current permitted use and their proposed use.

RATEABLE VALUE

To be assessed.

ESTATE SERVICE CHARGE

An Estate Service Charge and Building Insurance may be payable, towards the management and maintenance of common parts.

SERVICES

We understand that mains services are provided to the property and include water, drainage and three phase electricity.

TENURE

The property is available by way of a new Full Repairing and Insuring (FRI) Lease for a term to be agreed, subject to status.

RENT

Available upon application.

VAT

All figures are quoted exclusive of VAT which will be charged at the prevailing rate.

ENERGY PERFORMANCE

A full Energy Performance Certificate (EPC) will be undertaken on completion of construction and will be available upon request.

LEGAL COSTS

Each party is to bear their own legal, surveyors or other costs incurred in any transaction.

ANTI-MONEY LAUNDERING

The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.

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LOCATION BS23 3YS

SITUATION

- Situated just off Winterstoke Road, adjacent to the Shell petrol filling station.
- Excellent access to the A370 which connects directly to Junction 21 of the M5 Motorway and provides access west towards Weston-super-Mare town centre.
- Nearby occupiers include Toolstation, Screwfix, McDonalds and MCT Reman.
- Nearby amenity includes Lidl Winterstoke Road, Gallagher Retail Park and Weston Retail Park.

TRAVEL DISTANCES

- Junction 21 of the M5 motorway – 3.8 miles (6.1 km)
- Weston-super-Mare Town Centre – 2.0 miles (3.2 km)
- Weston-super-Mare Rail Station – 1.2 miles (1.9 km)
- Bristol – 22.6 miles (36.4 km)
- Bridgwater – 22.0 miles (35.4 km)
- Taunton – 32.9 miles (52.9 km)

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