

LOCKING PARKLANDS

WESTON-SUPER-MARE
BS24 7DP

OFFICE PLOTS AVAILABLE NOW

COMMERCIAL OFFICE PLOTS FOR SALE

3,000 - 115,000 sq ft
(278.7 - 10,683.5 sq m)

Plots from 0.27 - 2.35 acres

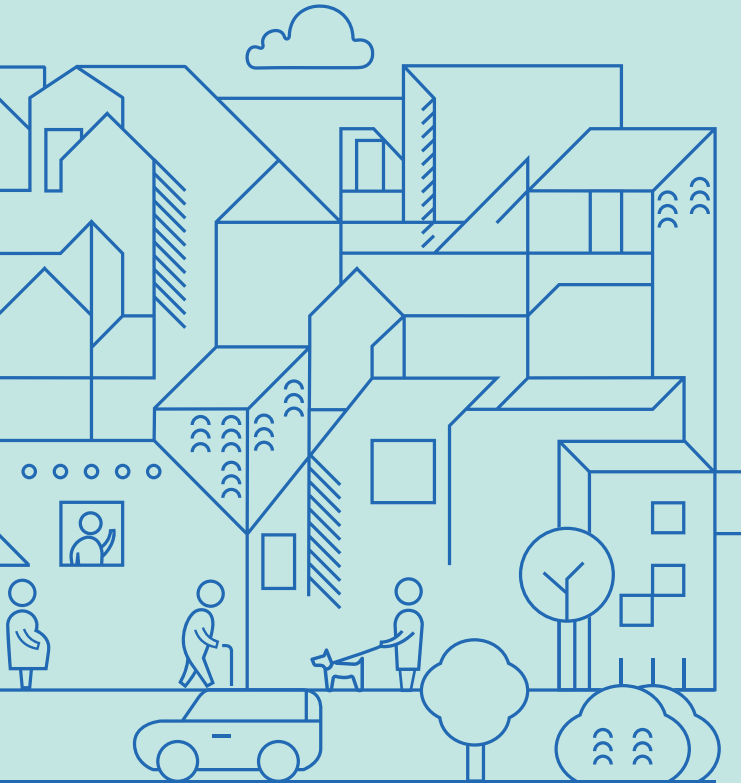


This is a computer generated image and details may vary

LOCKING PARKLANDS IS A MIXED USE DEVELOPMENT IN BEAUTIFUL LANDSCAPED PARKLAND.

Locking Parklands is a 200 acre (82 hectare) mixed-use scheme, comprising circa 1,450 new homes together with associated employment, retail and leisure space. Locking Parklands is a wonderful place to live and work and forms part of the Junction 21 Enterprise Area.

Together with the large-scale development at the nearby Winterstoke Village, Locking Parklands and adjacent developments being delivered by North Somerset Council and the Mead Group forms part of the 'Weston Villages' strategic development promoted by North Somerset District Council under its Core Strategy and Employment SPD to deliver 6,200 homes and 1.5 jobs per home, supporting the overall city region target to deliver 40,000 jobs and £1 billion investment over the next 30 years.



THE IDEAL WORKING ENVIRONMENT

AN IDEAL OFFICE LOCATION

- Weston-super-Mare is set in the heart of the North Somerset countryside, affording occupiers the ability to manage their work/life balance
- Strategically located close to Junction 21 of the M5 Motorway and a catchment of over 2.1 million within a two hour drive time
- Flexible/mobile workforce on the doorstep
- 80,000 people live in the Weston-super-Mare area
- 2 miles from Worle railway station offering direct links to Bristol, Exeter and London Paddington
- 14 miles from Bristol Airport
- 18 miles from Bristol city centre



ACCOMMODATION

| plots | acres | sq ft | sq m |
|-------|-------|---------|--------|
| A2 | 0.27 | 32,152 | 2,987 |
| A3 | 0.64 | 22,055 | 2,049 |
| C1 | 2.35 | 115,798 | 10,758 |
| C2 | 0.86 | 38,169 | 3,546 |

*The unit areas are indicative only. Measured on a GIA basis

IDEAL FOR OWNER OCCUPIERS, DEVELOPERS AND INVESTORS

Planning

Outline Planning Consent for the Locking Parklands Development was granted on the 17th July 2015 under reference 13/P/0997/OT2. The consent includes up to 5.5ha of employment development - use classes B1, B2 and B8; up to 2.1ha of retail, services, cafe, restaurant, drinking, takeaway and community uses - classes A1/2/3/4/5/&D1; up to 5.15ha leisure use - D2 with ancillary uses.

The outline permission was accompanied by an illustrative masterplan which we have annotated and included adjacent.

For further information on planning, please contact the agents.

Tenure

The plots are available on a freehold basis for occupiers, investors and developers. Consideration will be given to pre-lettings.

Estate Management

Locking Parklands is a high quality parkland development with the landscape and environment managed and maintained by St. Modwen in conjunction with occupiers and residents.

OUR MASTERPLAN WILL DELIVER UP TO CIRCA 1450 NEW HOMES AND ASSOCIATED EMPLOYMENT OPPORTUNITIES INCLUDING:

OFFICES



SUPERMARKET



RETAIL CENTRE



LEISURE

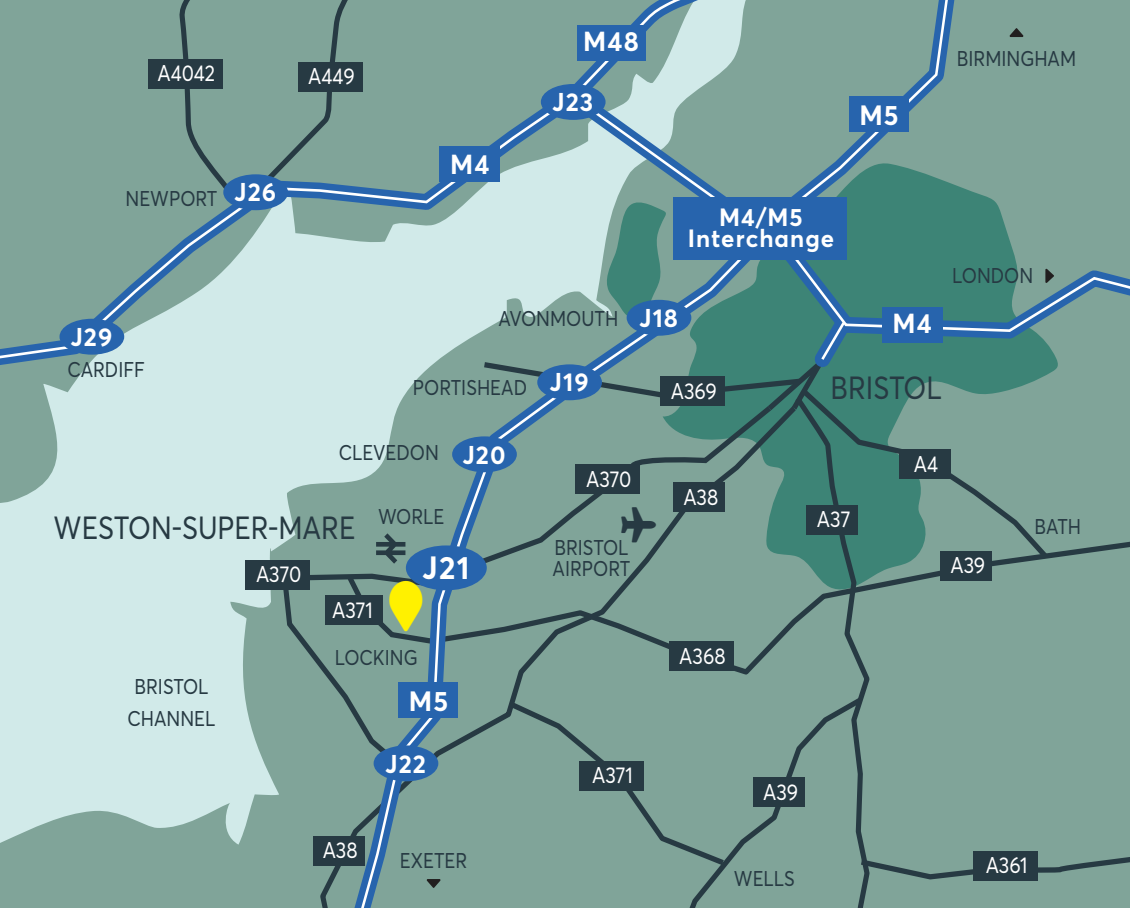


PRIMARY & SECONDARY SCHOOL



DOCTORS SURGERY





SAT NAV: BS24 7DP WESTON-SUPER-MARE



| | | |
|--------------------|-----------|----------|
| Junction 21, M5 | 6 miles | 5 mins |
| Worle Station | 2 miles | 5 mins |
| Weston Town Centre | 5 miles | 5 mins |
| Bristol Airport | 14 miles | 20 mins |
| M4/M5 interchange | 22 miles | 22 mins |
| Bristol (via A370) | 18 miles | 35 mins |
| Exeter | 60 miles | 60 mins |
| Heathrow | 122 miles | 122 mins |
| London | 135 miles | 150 mins |

Source: Google Maps

GET CONNECTED

Locking Parklands is situated on the A371 Banwell Road between Weston-super-Mare and Banwell and forms part of the Junction 21 Enterprise Area. The M5 & A370 both offer excellent road connections and the M4/M5 interchange is just 22 miles away allowing easy access to the rest of the UK's motorway network. Worle railway station, just 2 miles away, provides regular services to Bristol (Temple Meads and Parkway), Exeter, Taunton and London Paddington. Bristol Airport is 14 miles away and offers daily flights to all the major European cities.

MAJOR LOCAL OCCUPIERS

North Somerset has a wealth of Blue Chip and leading edge companies including:

- Oxford Instruments
- Viper Subsea
- Claverham Group
- GE Oil and Gas
- Thatchers Cider
- GKN Aerospace
- FORGEN Renewables
- Knightstone Housing

MAKING THE RIGHT CONNECTIONS

The Weston Gateway Area has been designated as an Enterprise Area by the West of England LEP. Locking Parklands forms part of the greater Enterprise Area.

The ambition is to create mixed use destination surrounding Junction 21 of the M5 motorway. Upon completion it will provide over 2 million sq ft of commercial space, 10,000 jobs and 6,000 new homes by 2030. In total £90m has been invested to date in developing c.30ha of Junction 21 Enterprise Area.

Superfast fibre broadband is available at Locking Parklands through two separate private operators - Openreach and Virgin Media.

SKILLED LOCAL WORKFORCE

Weston-super-Mare benefits from flexible and mobile workforce. Over 80,000 people live in the immediate area. A highly skilled workforce – 47% of residents work in management, associate professionals and technical occupations.

MORE THAN AMPLE LOCAL AMENITIES

The town has an established retail offer including the Sovereign Centre, Dolphin Square and Flowerdown Retail Park; occupiers include Marks & Spencers, Waterstones, Wilko, Loco Mexicano, Pizza Express, Costa Coffee, Anytime Fitness and Clip & Climb.

OFFERS & TENDER CONDITIONS

We anticipate offers in the form of unconditional or conditional contract, alternatively on a Joint Venture basis.

FOR FURTHER INFORMATION

Please contact the joint sole agents:

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