

STEPHEN & CO.
— CHARTERED SURVEYORS —
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**ESTATE AGENTS
AUCTIONEERS
VALUERS**



**OFFICE 4, 141, MILTON ROAD,
WESTON-SUPER-MARE, BS22 8AA**

**OFFICES TO LET
APPROXIMATELY OVERALL 123.74 m² (1,332 ft²)
CAR PARKING SPACES**

RENT: £12,000 pax

13 & 15a WATERLOO STREET, WESTON SUPER MARE, BS23 1LA
www.stephenand.co.uk **post@stephenand.co.uk**

Accommodation:
(with approximate measurements)

On the outskirts of the Town Centre approximately 2 miles from the High Street and 3 miles from Junction 21 of the M5 Motorway. 0.5 mile from Weston Milton train station.

First Floor Offices accessed via a shared rear entrance up a few steps.

Currently an Open-plan Office space providing 1332 ft² (123.74 m²) overall with separate shared W.C. and Kitchen facilities. Plans are in place to provide these facilities within the floor area reducing the overall office space, which is to be confirmed.

The offices are carpeted with underfloor wiring and socket points, radiators and double glazing. A central heating system heats the building and is billed on a square foot basis.

Outside:
Ample car parking spaces.

Tenure:
The premises are offered on a new full repairing and insuring lease for a minimum suggested term of 5 years at a rent of £12,000 per annum exclusive of rates.

Rates: Rateable Value: £9,200

E.P.C. RATING: 'B'

VAT: The above figures are exclusive of V.A.T where applicable.

Disclaimer

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