

Chartered Surveyors  
& Commercial Property Consultants  
Partners

DJ Burston BSc FRICS  
JPH Cook FRICS  
JM Rixon MRICS

Lewins House, Narrow Lewins Mead, Bristol, BS1 2NN  
Telephone: 00 44 (0)117 934 9977 Fax: 00 44 (0)117 930 0633  
Email: commercial@burstoncook.co.uk  
website: www.burstoncook.co.uk



**BURSTON COOK**

**Only £1.00  
psf  
(initial  
period only)**

## **OLDMIXON CRESCENT WESTON SUPER MARE BS24 9AX**

**UNITS FROM 2,350 SQ FT – 35,512 SQ FT**



- **INDUSTRIAL/WAREHOUSE COMPLEX WITH LARGE SECURE YARD**
- **2,349 SQ FT – 35,512 SQ FT (218 SQ M – 32,99.1 SQ M)**
- **AVAILABLE AS SMALLER SEPARATE UNITS OR AS A WHOLE**
- **BENEFITTING FROM B1 AND B8 USE**
- **ADDITIONAL OFFICE ACCOMMODATION WITH 53 CAR PARKING SPACES ALSO AVAILABLE**

**SUBJECT TO CONTRACT**

Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance placed on any statements or representation.

## LOCATION

The premises are located on Oldmixon Crescent, just off of Winterstoke Road in Weston Super Mare within approximately 5 miles of Junction 21 of the M5 via the A370. Bristol is within approximately 25 miles and Weston Super Mare town centre is within 2 miles.

## DESCRIPTION

The property provides an industrial/warehouse complex with large secure yard. (depth 25m). Access to the property is provided via 8 loading doors. The unit also provides self contained office accommodation incorporating WC and canteen facilities along with a crane system.

## ACCOMMODATION

### Industrial/Warehouse

Unit	Size (sq ft)	Size (sq m)	Quoting rent
1	2,648	229.3	£8,000 pa, exc
2	2,349	218.2	£8,000 pa, exc
3	10,914	1,013.9	£3 psf, exc
4 (with large yard)	18,601	1,725	£3 psf, exc
<b>Total</b>	<b>35,512</b>	<b>3,186.4</b>	<b>£104,500 pa, exc</b>

Additional office accommodation is also available by separate negotiation that provides 6,115 sq ft (568.1 sq m), although and can be split to provide four suites from 1,182 sq ft (109.8 sq m). The office accommodation benefits from 53 on-site car parking spaces.

## SERVICES

All mains services are connected to the property including gas, water, drainage and electricity.

## TENURE

A new full repairing and insuring lease for a term to be agreed.

## RENT

£1.00 per sq ft (initial period only), subject to lease terms then reverting back to quoting rentals per annum (industrial/warehouse).

## PLANNING

We understand that the unit benefits from B1(Light Industrial) and B8 (Warehousing) use.

## ENERGY PERFORMANCE CERTIFICATES

An Energy Performance Certificate will be provided on the property, to comply with recent government legislation relating to any transaction taking place after October 2008.

## VAT

All rentals and prices quoted are exclusive of VAT, if applicable. We understand that VAT is payable on the rental and prices quoted.

## LEGAL COSTS

Each party to bear their own legal costs.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole joint agents: -

Burston Cook

FAO: Andrew Oliver

Tel: 0117 934 9977

Colliers CRE

FAO: Jonathan Allen

Tel: 0117 917 2044

**SUBJECT TO CONTRACT**

**JANUARY 2010**

### CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2002 (CAW Regulations), the owner or tenant of the property, and any one else who has control over it and/or responsibility for maintaining or repairing it, may be under statutory obligation to detect and manage any asbestos or asbestos related compounds contained within the property. Failure to comply with the CAW Regulations is an offence and could adversely affect the value of the property.

The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly: -

- (1) Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.
- (2) Burston Cook strongly recommends that prospective purchasers obtain advice from specialist environmental constants if they have any concerns about asbestos and asbestos related issues.