

60,514 SQ FT (5,622 SQ M)

SELF CONTAINED WAREHOUSE WITH LARGE SECURE YARD

**WINTERSTOKE
GATEWAY**

Weston-s-Mare
BS24 9AT

TO LET



This is a computer generated image and details may vary

SELF CONTAINED \ STRATEGIC M5 CONNECTIVITY \ UNDERGOING COMPREHENSIVE REFURBISHMENT \ AVAILABLE Q4 2026

WINTERSTOKE GATEWAY

Weston-s-Mare
BS24 9AT



NEW
ROOF



TARGETING
EPC A



POWER SUPPLY
200 KVA 3-PHASE



4.5M
EAVES HEIGHT



FLOOR LOADING
CAPACITY 50KN/M²

WINTERSTOKE GATEWAY

The property comprises a 5-bay warehouse of concrete portal frame construction, with approximately 4.5m eaves height.

The accommodation has an open plan layout, with associated kitchenette and W/C facilities.

Externally, the site provides a large secure yard, 360 vehicle circulation route and a separate parking area. The warehouse comprises a concrete floor, blockwork elevations and five roller shutter loading doors (4.25m wide x 4.00m high), with four doors to the western elevation and one to the eastern side.

The property is connected to three-phase electricity, mains water, and drainage (gas disconnected). The property is currently undergoing comprehensive refurbishment works, including installation of a new insulated roof system, modern LED lighting throughout, and complete internal and external redecoration to provide a high-quality specification warehouse.

Accommodation

The accommodation comprises the following areas:

Warehouse	4,990 SQ M	53,712 SQ FT
GF Offices & WCs	371 SQ M	3,993 SQ FT
FF Offices and Ancillary	261 SQ M	2,809 SQ FT
TOTAL	5,622 SQ M	60,514 SQ FT



SELF CONTAINED WAREHOUSE \ NEWLY REFURBISHED \ SECURE YARD \ 360° VEHICLE CIRCULATION

WINTERSTOKE GATEWAY

Weston-s-Mare
BS24 9AT



MIX OF NATIONAL
& REGIONAL
LOCAL BUSINESSES



LOCAL
SKILLED
WORKFORCE



50M TO
NEAREST
BUS STOP

/// **PLUG.CONTRACTS.BUILDINGS**

 **BS24 9AT**

ESTABLISHED INDUSTRIAL LOCATION

The building is located in a prominent position, fronting onto the busy Winterstoke Road in Weston-super-Mare's principal industrial, trade and distribution area, surrounded by a host of established occupiers.

The premises benefit from good accessibility by both road and public transport, with the nearest bus stop approximately 50m away and the train station 3 miles away, with a direct line to Bristol. Weston-super-Mare has a catchment population of 7.4 million within a 2 hour drive time.

Weston-super-Mare itself has a population of approximately 85,300 and there are over 5,500 new homes being delivered as part of expansion plans in the town.



4 MILES FROM M5 J21 \ BRISTOL MARKET ACCESS \ OVER 5,500 NEW HOMES BEING DELIVERED IN WESTON-SUPER-MARE

WINTERSTOKE GATEWAY

Weston-s-Mare
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4 MILES
TO J21 M5



10 MINS TO
TRAIN STATION



8 MILES
TO J22 M5



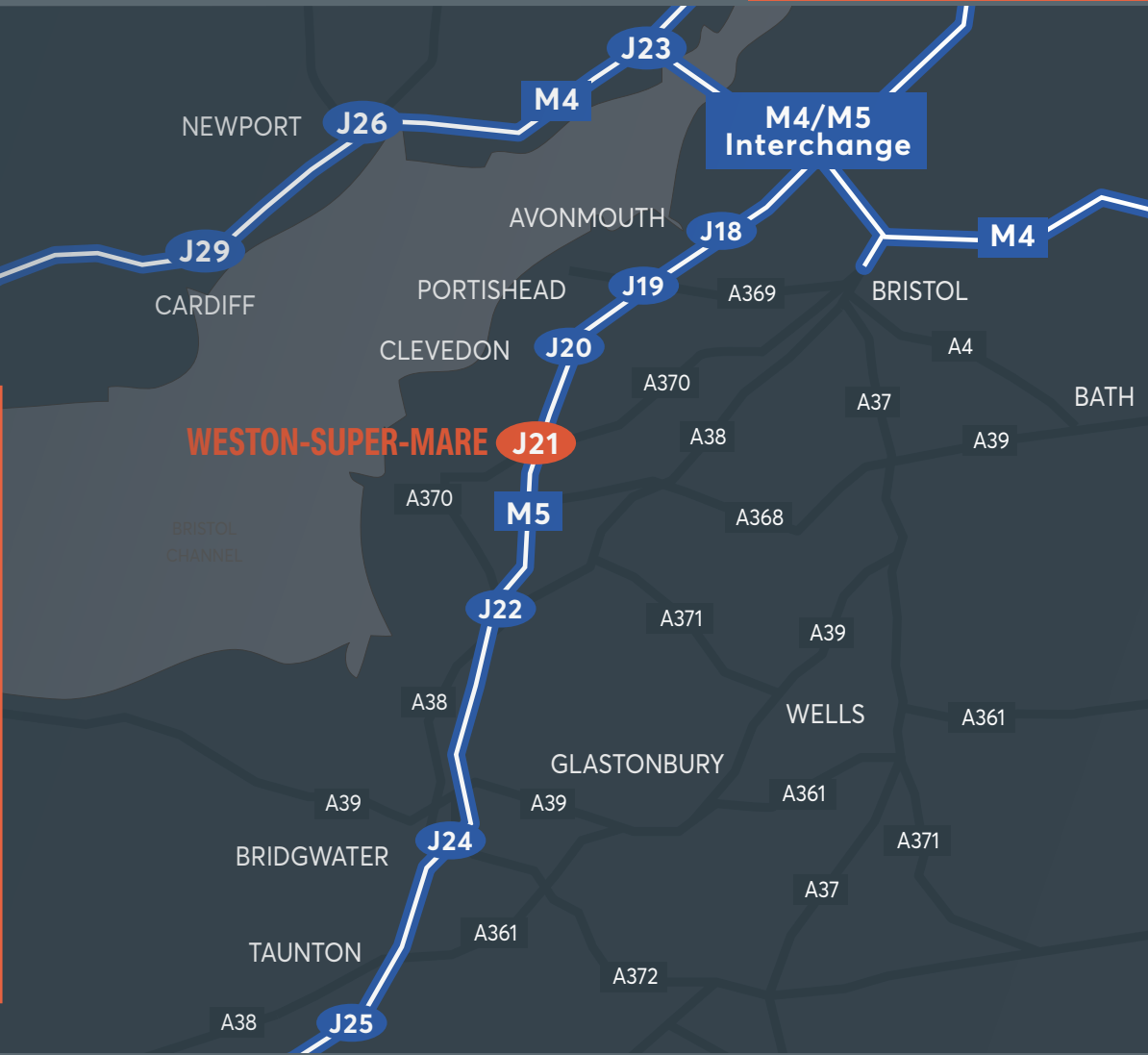
50M TO
NEAREST BUS STOP

4 MILES
TO J21 M5

STRATEGIC NATIONAL LOCATION

The property is located off the M5 motorway, businesses in Weston-super-Mare enjoy easy connectivity to the region and beyond. The property is approximately 4.1 miles away from the M5, junction 21, allowing for efficient logistics and transportation.

Location	Miles
WsM Railway Station	3 miles
Worle Railway Station	3 miles
M5 Junction 21	4 miles
M5 Junction 22	8 miles
Bristol International Airport	14 miles
Royal Portbury Docks	17 miles
Bristol	24 miles
M4 / M5 Interchange	20 miles
Taunton	28 miles



REGIONAL REACH \ STRATEGIC M5 CONNECTIVITY \ BRISTOL MARKET ACCESS \ COST-EFFECTIVE LOCATION

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Tenure

A new FRI Lease is available for a term of years to be agreed.

Rent

On application.

Rateable Value

The unit is yet to be assessed for business rates purposes.

Legal Costs

Each party to be responsible for their own legal costs.

Further Information

For further information, please contact the joint agents:



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