

A370 SOUTH
M5 AT J22

WINTERSTOKE ROAD

A370 EAST / NORTH
TOWN CENTRE
M5 AT J21

UNIT 47/48

TO LET
2,311 ft² (214.7 m²) -
4,518 ft² (420 m²) -
WAREHOUSE / INDUSTRIAL / TRADE COUNTER



WESTON
INDUSTRIAL ESTATE

UNIT 47/48, GAZELLE ROAD, WESTON-SUPER-MARE, NORTH SOMERSET, BS24 9ES

SPECIFICATION

- To be comprehensively refurbished.
- Mid-terrace workshop / light industrial units, available individually or combined.
- Pedestrian access off Gazelle Road.
- Steel portal frame construction with brick and steel profile sheet elevations.
- Clear span warehouse with 3.9m eaves height rising to 4.2m at the apex.
- Ground floor offices / ancillary accommodation.
- Separate rear vehicular loading access via two ground level roller shutter doors measuring 3.2m wide, by 3.2m high. One door per unit.

ACCOMMODATION

Unit 47 Warehouse	175.4 m ²	1,888 ft ²
Unit 47 Ground Floor / Office	39.3 m ²	423 ft ²
Unit 47 GEA	214.7 m ²	2,311 ft ²
Unit 48 Warehouse	168 m ²	1,811 ft ²
Unit 48 Ground Floor / Office	47 m ²	506 ft ²
Unit 48 GEA	215 m ²	2,317 ft ²
Total GEA	420 m²	4,518 ft²



INDICATIVE OF REFURBISHED UNIT



ROLLER SHUTTER
LOADING DOOR
ACCESS



3 PHASE
ELECTRICITY
SUPPLIES



GROUND FLOOR
OFFICE



REAR
LOADING
APRONS

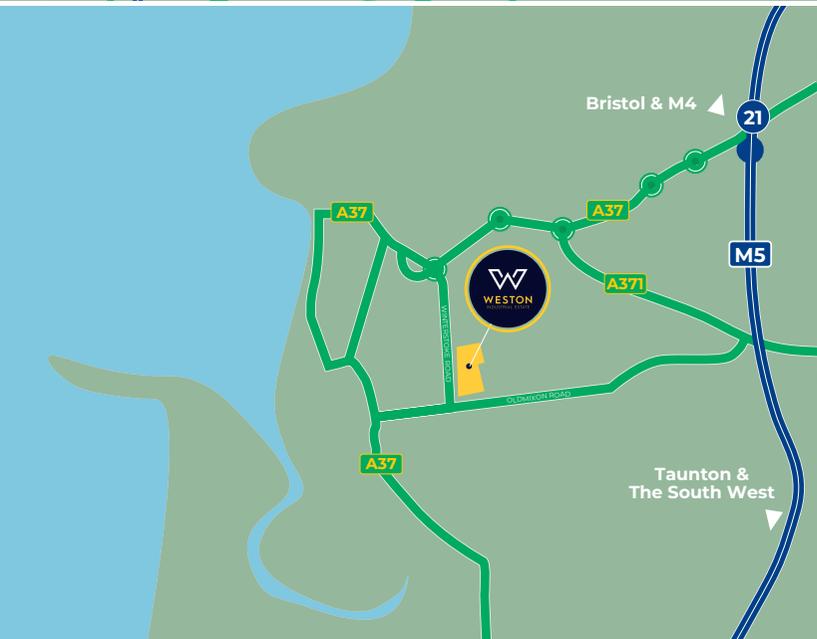


ALLOCATED
PARKING



MID-TERRACE
UNITS

LOCATION



DRIVE TIMES



The unit is located on Weston Industrial Estate, a modern development of highly specified industrial and business units on a well-managed 22 acre business park, in an established industrial area of Weston-super-Mare in North Somerset.

The nearby M5 motorway enables excellent access to Bristol, the South West and the wider national motorway network. Junction 21 of the M5 is within approximately 4 miles, whilst Weston-super-Mare rail station is within 1.5 miles and provides direct high speed connections to London Paddington, with fastest journey times of just over 2 hours.



ENERGY PERFORMANCE

A full Energy Performance Certificate (EPC) is available upon request. The property has been given an EPC rating of C (74) for Unit 47 and B (48) for Unit 48.

RATEABLE VALUE

The property is listed in the Valuation List 2023 as a Warehouse and Premises. The property has a combined Rateable Value of £30,750. If the property was to be let individually the properties would need to be separately assessed. Interested parties are advised to rely upon their own enquiries with the local rating authority.

ESTATE SERVICE CHARGE

Building Insurance and an Estate Service Charge (towards the management and maintenance of the common parts) will be payable. Further details are available upon request.

TENURE

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

RENT

Upon application. Further details are available upon request.

VAT

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

LEGAL COSTS

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

ANTI-MONEY LAUNDERING

The successful party will be required to provide further identification information to satisfy AML requirements, when Heads of Terms are agreed.

GREEN APPLE AWARDS

Gold Award winner of the Green Apple Awards 2022, the annual international campaigns to recognise, reward and promote environmental best practice around the world.



Michael Ripley
michael@stephenand.co.uk

John Ripley
john@stephenand.co.uk



Tom Gibbons
tg@burstoncook.co.uk

Chloe Burston
chloe@burstoncook.co.uk



Philip Cranstone
philip.cranstone@cbre.com

Alex Quicke
alex.quicke@cbre.com

