

COMING SOON



PINNACLE

J21 M5 Weston-super-Mare

WESTON GATEWAY BUSINESS PARK

NEW BUSINESS UNITS TO LET **689 - 2,390 SQ FT (64 - 222 SQ M)**



WELCOME TO PINNACLE

Units are available from 689 to 2,390 sq ft, although they can be easily combined to suit specific larger requirements. The northern plot also provides a design and build opportunity for up to 70,000 sq ft. Units will have a minimum eaves height of 6.3m, allowing space for occupiers to install first floor accommodation if required.

Access to the units will be via a combination of a single roller shutter door and separate pedestrian access. Each unit will benefit from mains drainage and 3 phase power.

- ▶ **689 - 2,390 SQ FT (64 - 222 SQ M)**
- ▶ **Units are available either individually, or combined on a leasehold basis.**



Brand New Business Park



Roller Shutter Doors



3 Phase Electricity



Allocated Car parking areas



Low service charge



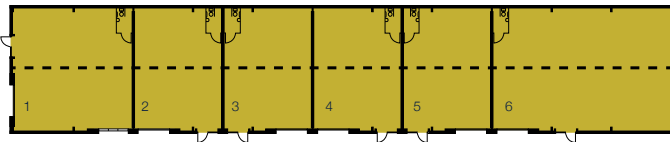
PROPOSED ELEVATIONS



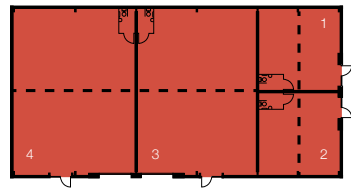


PROPOSED PLANS

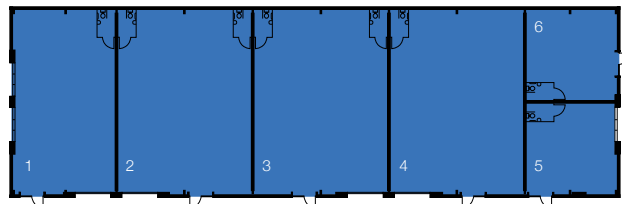
BLOCK A



BLOCK B



BLOCK C



	GROUND / SQ FT	MEZZANINE / SQ FT	TOTAL / SQ FT
Unit 1	1,593	797	2,390
Unit 2	1,152	576	1,728
Unit 3	1,152	576	1,728
Unit 4	1,152	576	1,728
Unit 5	1,152	576	1,728
Unit 6	2,390	1,195	3,585

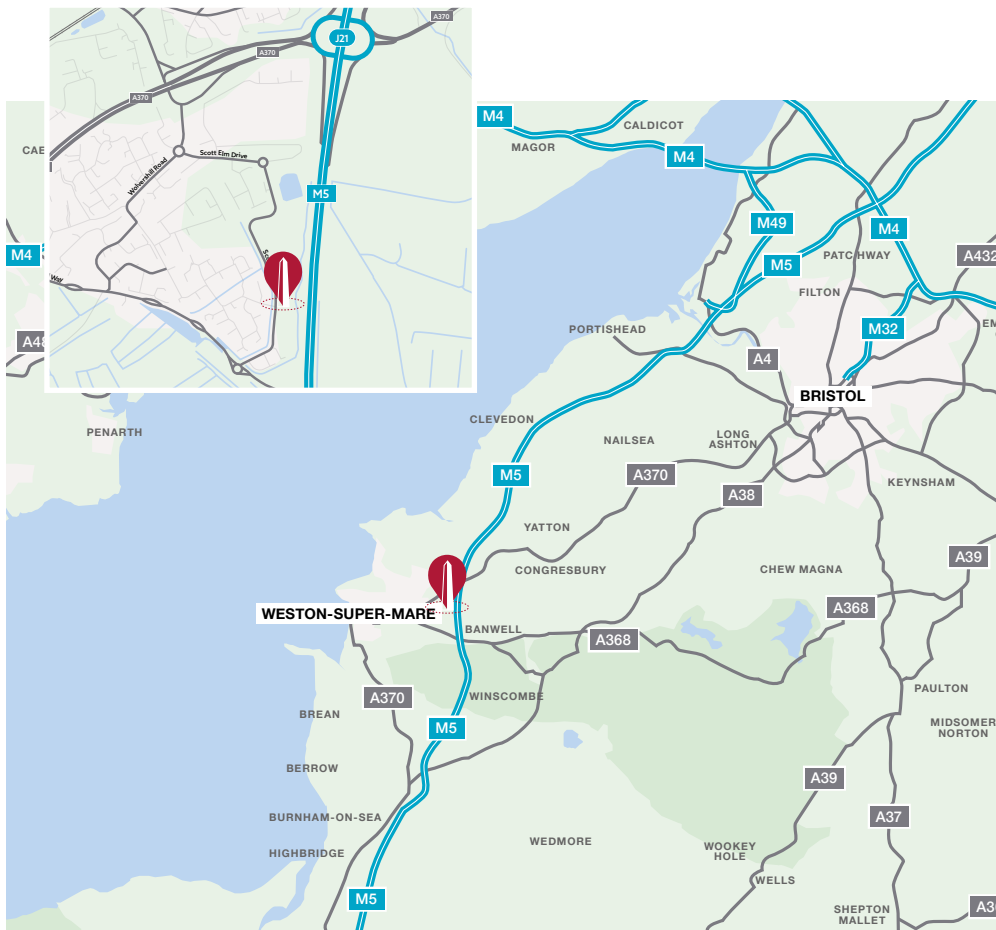
Unit 1	700	350	1,050
Unit 2	700	350	1,050
Unit 3	2,131	1,066	3,197
Unit 4	2,077	1,039	3,116

Unit 1	1,582	-	1,582
Unit 2	2,056	-	2,056
Unit 3	2,056	-	2,056
Unit 4	2,056	-	2,056
Unit 5	689	-	689
Unit 6	689	-	689



LOCATION

Pinnacle is ideally located within the Weston Gateway Business Park, only minutes from the M5 at Junction 21 and with direct visibility from the motorway. Easy access to Bristol airport and Weston mainline railway station makes it one of the South West's most accessible business parks.



Minutes from M5 at Junction 21



Easy access to Bristol airport



One of south west's most accessible business parks

CONNECTIONS



ROAD

M5 Motorway Junction 21	Under 1 mile (3 mins)
Worle Train Station	1.2 miles (4 mins)
M5 Junction 18 Avonmouth Docks	16.7 miles (20 mins)
M4 Motorway Junction	21.6 miles (22 mins)
Royal Portbury Docks	15.6 miles (22 mins)
Bristol Airport	11.6 miles (23 mins)
Bristol	20.9 miles (36 mins)
Taunton	29.9 miles (36 mins)
Exeter	60 miles (1hr 14)

Source: Google





FURTHER INFORMATION

LEASE TERMS

New full repairing and insuring lease(s) for a term to be agreed, subject to upward only open market rent reviews.

BUSINESS RATES

To be assessed on completion. If eligible, business rates are exempt and small business rates relief applies to units with a rateable value below £12,000. Between £12,000 and £15,000 RV partial rates relief may be obtainable.



Strictly by appointment only through the sole agent:
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