

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**



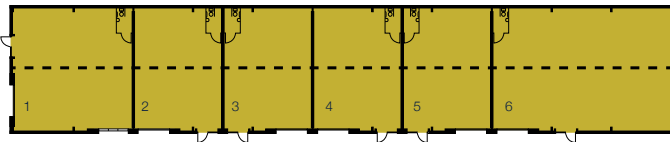
# PROPOSED ELEVATIONS



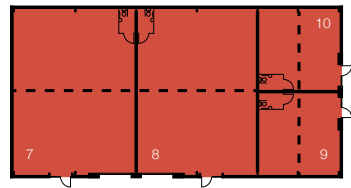


# PROPOSED PLANS

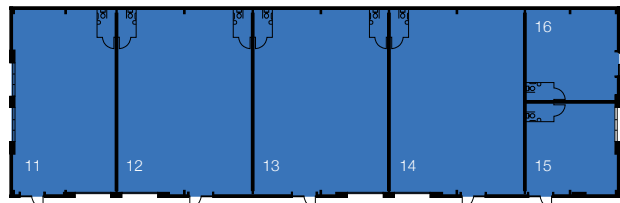
## BLOCK A



## BLOCK B



## BLOCK C

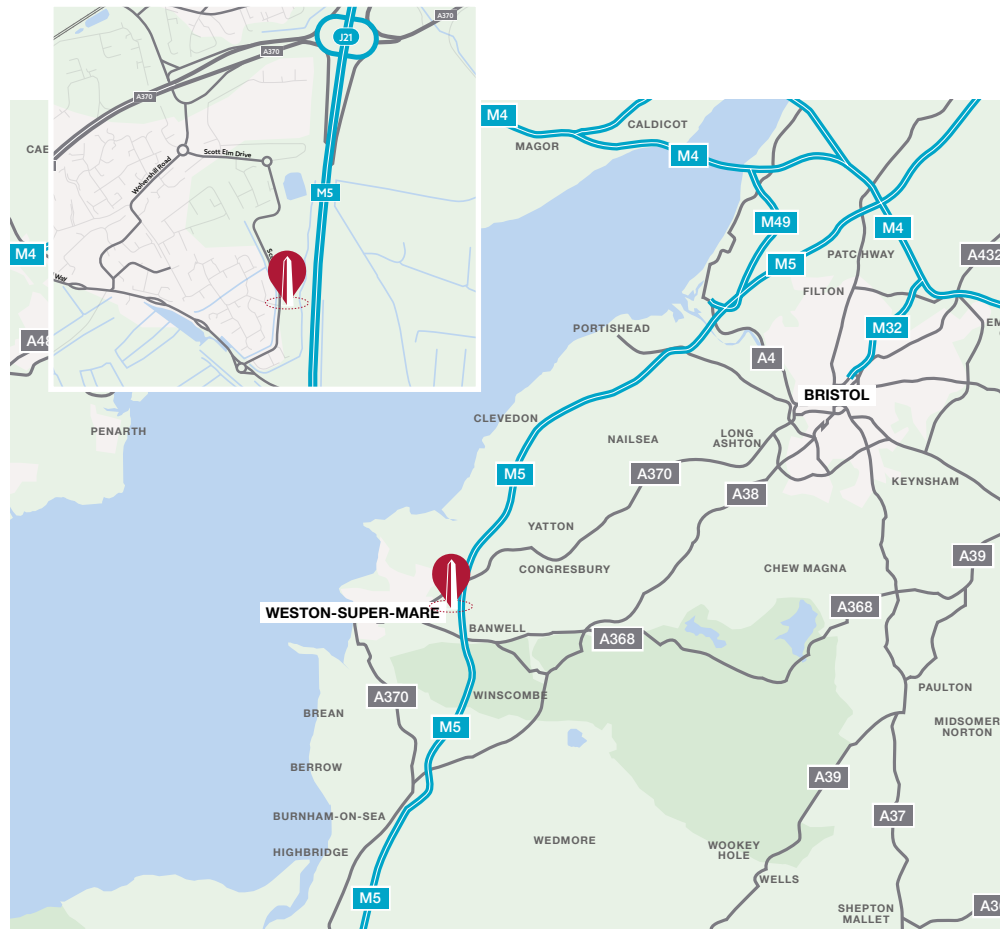


	GROUND / SQ FT	MEZZANINE / SQ FT	TOTAL / SQ FT
<b>Unit 1</b>	1,593	797	2,390
<b>Unit 2</b>	1,152	576	1,728
<b>Unit 3</b>	1,152	576	1,728
<b>Unit 4</b>	1,152	576	1,728
<b>Unit 5</b>	1,152	576	1,728
<b>Unit 6</b>	2,390	1,195	3,585
<b>Unit 7</b>	2,077	1,039	3,116
<b>Unit 8</b>	2,131	1,066	3,197
<b>Unit 9</b>	700	350	1,050
<b>Unit 10</b>	700	350	1,050
<b>Unit 11</b>	1,600	823	2,423
<b>Unit 12</b>	2,090	977	3,066
<b>Unit 13</b>	2,090	963	3,053
<b>Unit 14</b>	2,088	972	3,060
<b>Unit 15</b>	705	388	1,093
<b>Unit 16</b>	703	351	1,055



# 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:  
**BURSTON COOK**

**Tom Gibbons**  
(01934) 261 828  
(07880) 207 887

**Chloe Burston**  
(01934) 261 828  
(07764) 944 406

**Charlie Kershaw**  
(0117) 923 9977  
(07787) 844 679



## MISREPRESENTATION

Important Notices: i) Misrepresentation Act 1967: This marketing brochure is for guidance purposes only and does not constitute an offer or contract and must not be relied upon as statements or representations of fact, ii) Money Laundering Regulations 2017: Under UK Money Laundering Regulations, Burston Cook require any purchaser or tenant to provide information and documentation to satisfy our legal obligations, iii) Control of Asbestos Regulations 2012 (CAR 2012) It is the responsibility of the owner, tenant, or anyone with responsibility for the property to comply with asbestos regulations and Burston Cook recommend you obtain advice from a specialist in this regard. Moose Studios June 2026.