

TO LET— WORKSHOP/ INDUSTRIAL UNIT

2&5 Bridge Road Business Park, Bridge Road, Weston-super-Mare, BS23 3NE



- A workshop/ industrial unit totalling 8,653 sq ft available immediately.
- Circa 28 car parking spaces demised to the unit with 3 commercial access doors to the front.
- Secure estate located in an established commercial district in the town.
- Easy access to Junction 21 of the M5 motorway.



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

www.burstoncook.co.uk



**BURSTON
COOK**

01934 261828

LOCATION

The property is situated on Bridge Road, close to Weston-Super-Mare town centre and Weston railway station. It is easily accessed via Winterstoke Road, Drove Road and Locking Road. The property is located near multiple car dealerships as well as the retail and trade units around Searle Crescent and Winterstoke Road, which are home to many national and regional occupiers.

DESCRIPTION

The property is a semi-detached workshop with accommodation to the ground floor only, including a partitioned office, kitchen and staff room. There are 3 roller shutter doors, 4m wide x 4.27m high to the front of the property. There is pedestrian access from the front and a rear fire escape. The property has a minimum eaves height of 4.07 m and maximum of 6.6 m. 3 Phase electricity, mains gas, water and drainage are connected. The property was formerly used as a car bodyshop with some equipment still in situ, should a prospective tenant be interested in using it, however we do not know the condition or working order of it.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate gross internal floor area of 8,653 sq ft (803.88 sq m).

TENURE

The property is available to let as a whole only on terms to be agreed.

RENT

£56,000 per annum exclusive.

PLANNING

The current use is industrial B2/B8 but we advise enquirers to check with the North Somerset planning department.

BUSINESS RATES

In accordance with the Valuation Office Agency (www.voa.gov.uk) the property has the following designation:

Rateable Value:	£37,000
Rates Payable (2025/2026):	£18,463

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of E. Details available on request.



VAT

Rent is not subject to VAT.

LEGAL FEES

Each party is to be responsible for their own legal fees incurred.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the joint agents:

FAO:	Chloe Burston
Email:	chloe@burstoncook.co.uk
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SUBJECT TO CONTRACT

August 2025

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