

OFFICE SUITE TO LET – GENEROUS RENT FREE PERIOD AVAILABLE AT START OF ANY NEW LEASE !

2nd Floor, 27-31 The Boulevard, Weston Super Mare, Somerset, BS23 1NF



- A stunning Victorian terrace which has been reconfigured to provide modern, open plan office accommodation presenting to a high spec!
- Approximately 2,575 sq ft
- Located within a 10 minute walk of the sea front and the town centre, and Weston Super Mare train station
- Situated within 2 miles of Junction 21 of the M5 Motorway
- Rent on application – Generous rent-free period available at start of any new lease !



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.

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 **BURSTON
COOK**
0117 934 9977

LOCATION

The subject property is located on the Boulevard, one of three arterial routes leading into Weston town centre and the sea front, and a busy commercial strip within a predominantly residential area, offering a mix of users to include cafes, restaurants, professional services, hair dressers, and health & medical.

Weston Super Mare is conveniently located within approximately 2 miles of Junction 21 of the M5 Motorway, which provides access to the south west and the wider motorway network. Bristol is located approximately 24.5 miles north east, Bridgewater is approximately 22 miles south, and Bath is approximately 30 miles east.

Weston Super Mare train station is located approximately half a mile (and a 10 minute walk) away, and provides direct high speed connections to London Paddington, with fastest journey times of just over 2 hours.

DESCRIPTION

The property comprises a Victorian terrace of properties understood to have been originally constructed as four separate buildings, and has been reconfigured to provide modern, predominantly open plan office accommodation.

The available suite comprises the top floor of the building. The specification includes carpeting throughout, LED lighting, air conditioning, kitchen facilities, WCs. The office also benefits from a passenger lift.

CAR PARKING

There is allocated on site parking within a car park to the rear of the building.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the suites have the following approximate net internal floor areas:

AREA	SQ FT	SQ M
Upper Ground floor	2,575	239.22

TENURE

The suite is available by way of a new, flexible lease on terms to be agreed.

RENT

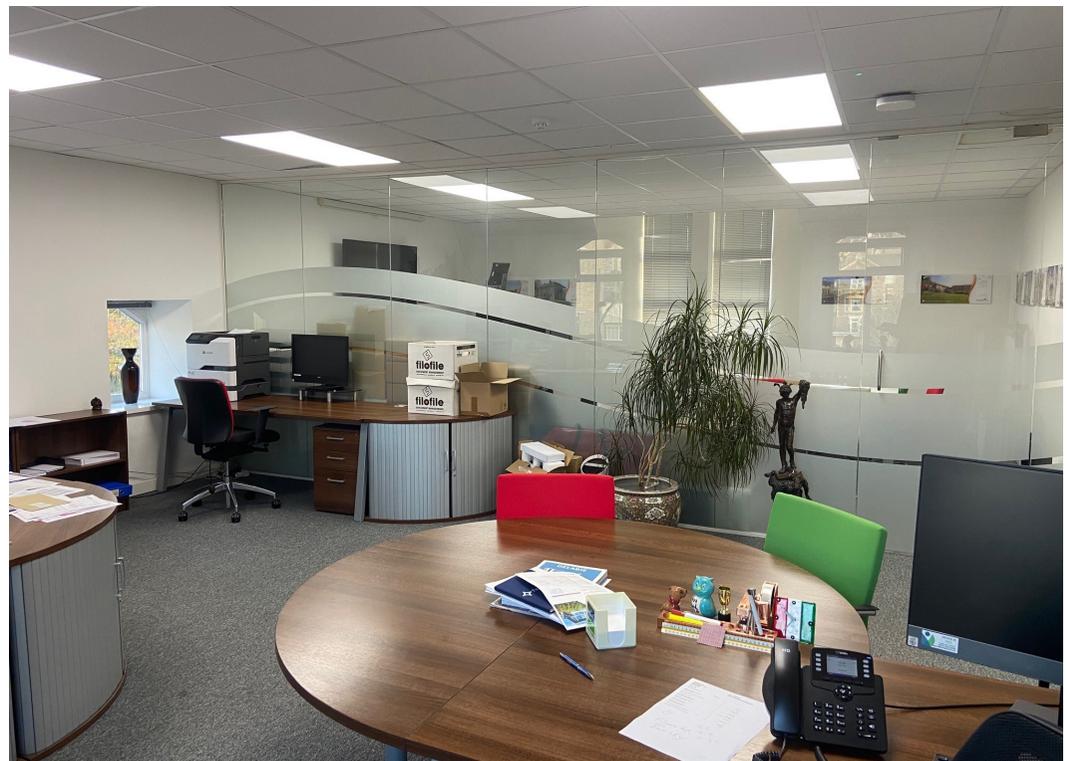
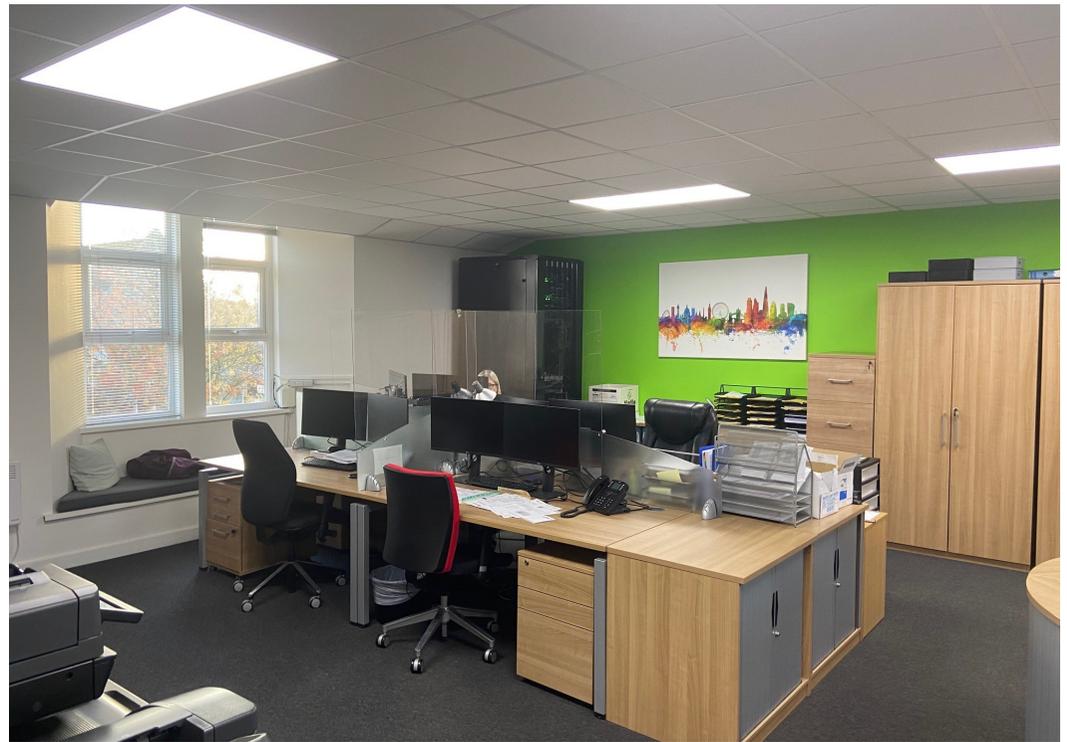
On application.

PLANNING

Use Class E - therefore suitable for a wide range of uses.

EPC

Available upon request.



VAT

We have been advised that the property is elected for VAT.

LEGAL FEES

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

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

FAO: Tom Coyte MRICS
Tel: 0117 934 9977
Email: Tom@burstoncook.co.uk

SUBJECT TO CONTRACT

August 2025

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

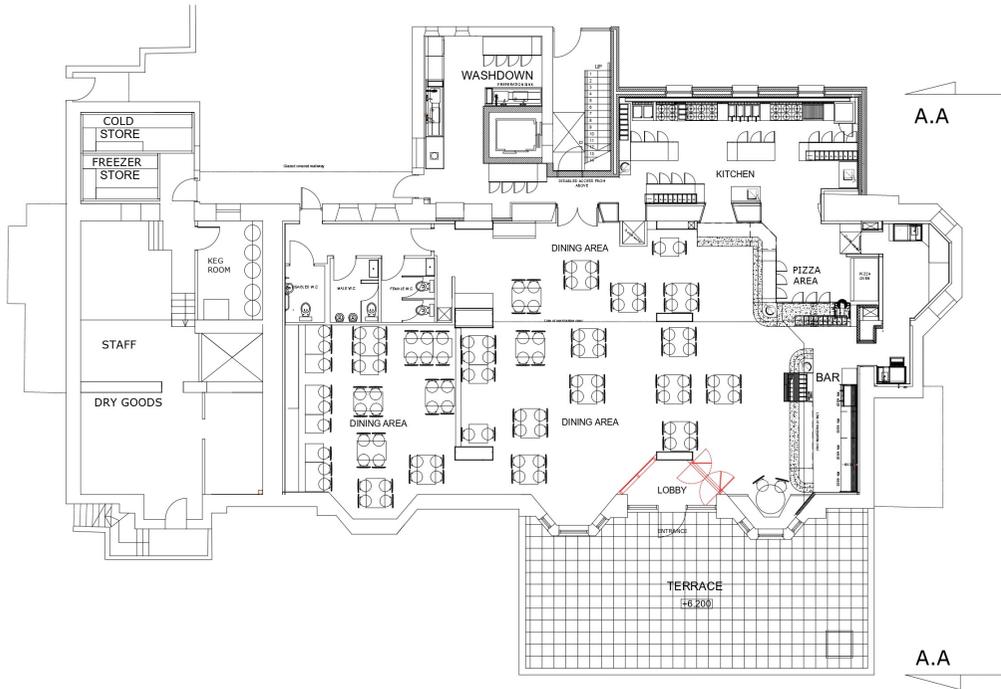
Under the Control of Asbestos at Work Regulations 2012 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

ANTI-MONEY LAUNDERING

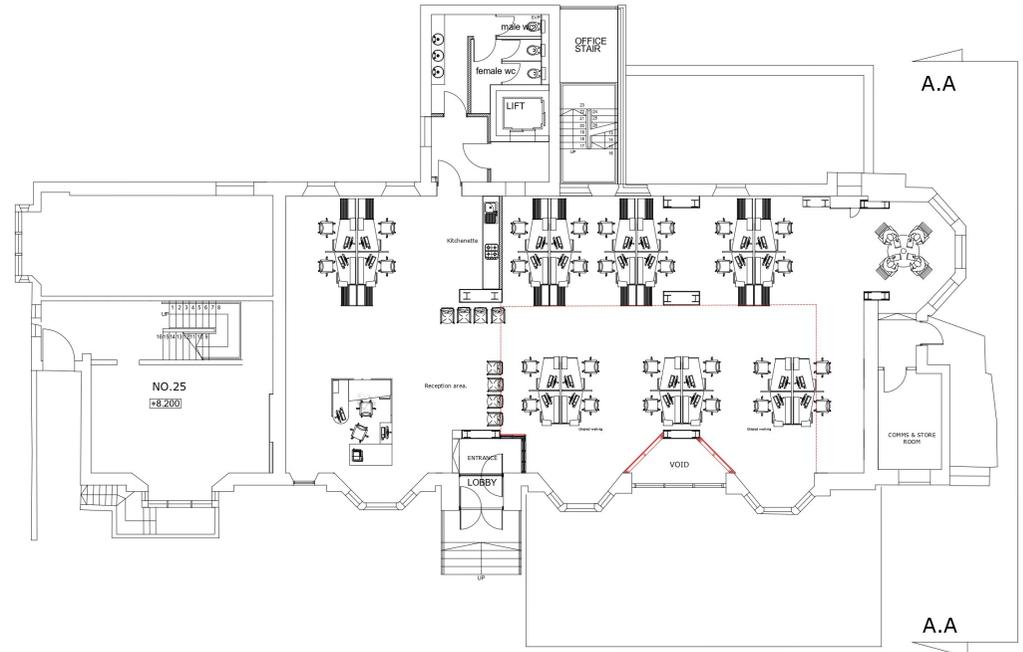
Under the UK Money Laundering Regulations, Burston Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.

Disclaimer: Burston Cook, for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only for guidance purposes and do not constitute the whole or any part of an offer or contract; (ii) All descriptions, dimensions, references to condition, necessary permissions for use and occupation, and other details contained herein are believed to be correct however they must not be relied upon as statements of fact or representations and any prospective tenant or purchaser must satisfy themselves as to their accuracy; (iii) no employee of Burston Cook has any authority to make or give any representation or warranty whatever in relation to the property.

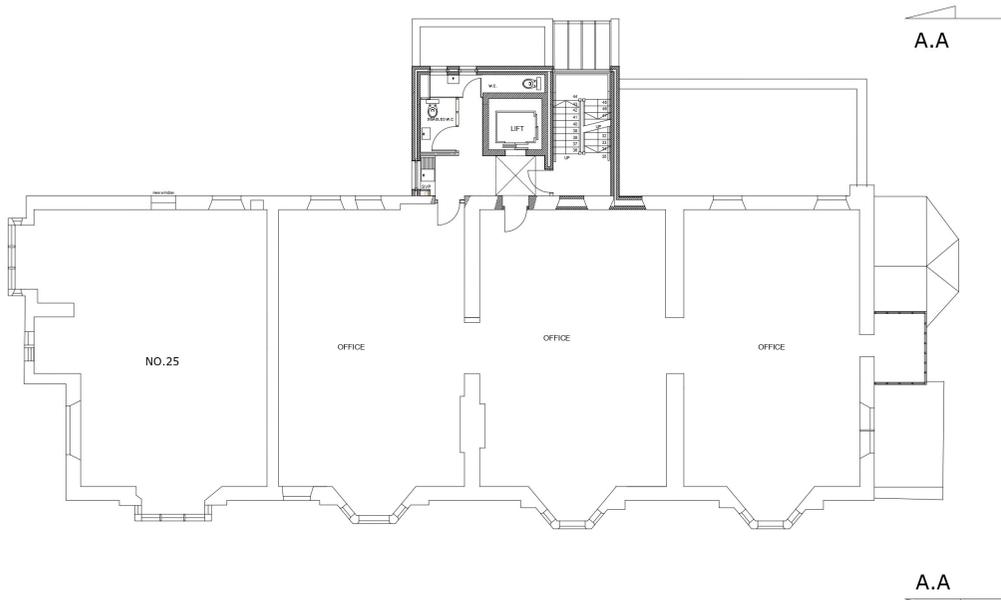




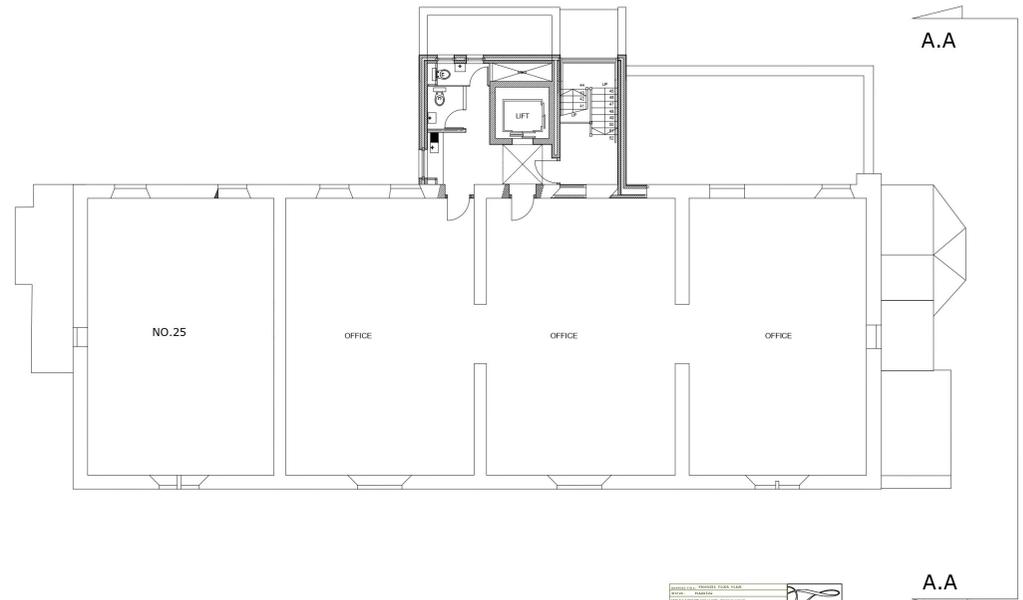
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR