2ND FLOOR, 27 - 31 THE BOULEVARD, WESTON SUPER MARE, SOMERSET, BS23 1NF

BURSTON COOK
0117 934 9977



TO LET

OFFICE SUITE TO LET IN CENTRAL WESTON SUPER MARE

SIZE (NIA)

1,288 - 2,575 sq ft
119.62 - 239.22 sq m

£ QUOTING RENT

UPON APPLICATION

THE OPPORTUNITY

- Located within a 10 minute walk of the sea front and town centre, and Weston Super Mare train station.
- Situated within 2 miles of junction 21 on the M5 Motorway.
- Approximately 1,288 - 2,575 sq ft (119.61 - 239.22 sq m) NIA.
- Available to let as a whole or in part.
- Generous rent free period available at the start of any new lease.

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.

The space is available either as a whole or split into two equal half lot sizes.

CAR PARKING

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

ACCOMMODATION

The property has the following approximate Net Internal Area in accordance with the RICS Code of Measuring Practice (6th edition): -

AREA	SQ FT	SQ M
SECOND FLOOR	1,288- 2,575	119.61 - 239.22
TOTAL	**1,288 - 2,575**	**119.61 - 239.22**

TENURE

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

RENT

Upon application

PLANNING

We understand the property benefits from Use Class E planning.
All parties are advised to make their own enquiries.

BUSINESS RATES

We advise that all enquiries are made with the Valuation Office Agency.

VAT
All prices are exclusive of VAT if applicable. We have been advised that the property is elected for VAT.

EPC
Available upon application.

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

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.

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.

MISREPRESENTATION ACT 1967
This marketing brochure is for guidance purposes only and does not constitute an offer or contract, and must not be relied on as statements or representations of fact.

AI DISCLAIMER
Images may have been digitally enhanced using AI to improve clarity, brightness and colour, however no material changes have been made to the property itself. Prospective occupiers/purchasers should rely on a physical inspection of the property.

VIEWING AND FURTHER INFORMATION
Strictly by appointment only through the sole agent:

BURSTON COOK

SUBJECT TO CONTRACT
AUGUST 2026



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