

# INDUSTRIAL UNIT TO LET

Unit 6 Windmill Business Park, Clevedon, BS21 6SR



- **2,435 sq ft (226.32 sq m)**
- A modern, mid-terraced warehouse, ideal for storage and distribution uses with high quality offices.
- 4 Dedicated parking spaces to the front of the unit.
- Easy access to Junction 20 of the M5 and within 12 miles of Bristol.
- Established commercial location.

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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## LOCATION

The property is located on Windmill Road, just off Kenn Road in the popular and well-established Clevedon town. The M5 is accessed via Junction 20, approximately 1.5 miles to the north and Bristol is approximately 12 miles to the north-east.

## DESCRIPTION

This mid terraced unit provides warehouse/production space with high quality offices and ancillary accommodation, incorporating WC facilities, shower room and kitchenette on ground floor level and a further kitchenette on first floor level. The workshop is accessed via a single up and over door, and provides a minimum eaves height of 6.25m, rising to 7.5m at the apex, under a steel portal frame.

Externally the unit benefits from a concrete forecourt and 4 dedicated car spaces.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate gross internal floor area of 2,435 sq ft (226.32 sq m).

## TENURE

The unit is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed. The freehold is also available to purchase.

Quoting terms and price available upon application to the agents.

## PLANNING

The unit is currently used for storage & distribution (B8) and verification of other uses needs to be made with the local authority.

## BUSINESS RATES

The property has a Rateable Value of £16,750 and as of 1st April 2026 this will change to £19,500.

## EPC

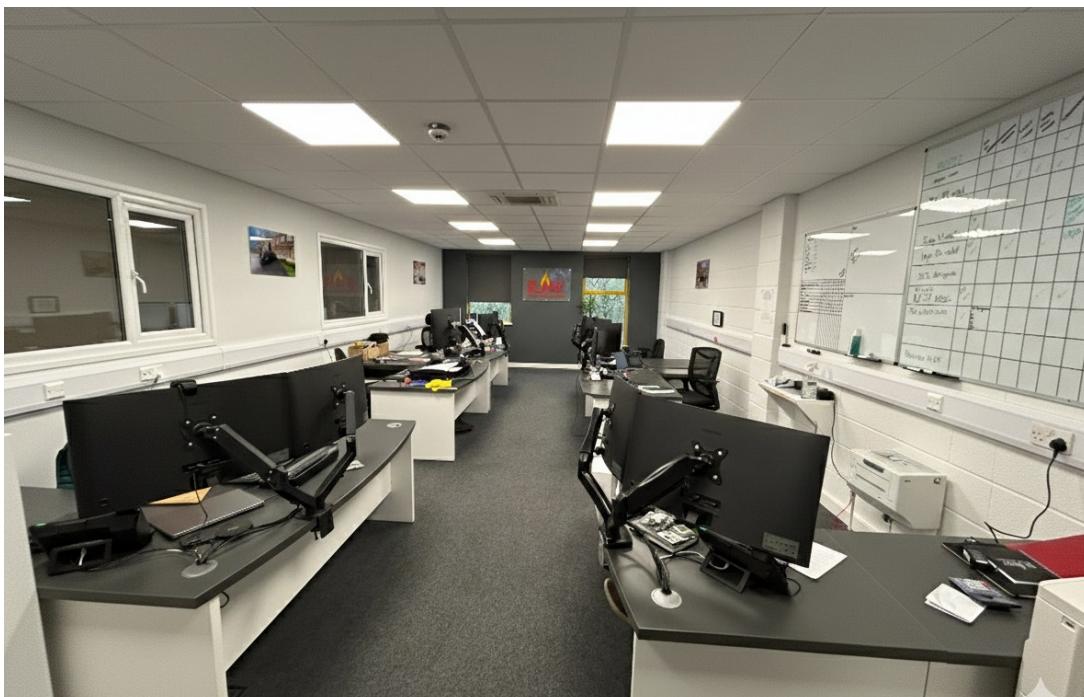
The property has been assessed with an energy rating of C (75). Certificate available on request.

## VAT

Status to be confirmed.

## 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: Charlie Kershaw

Tel: 0117 9349977

Email: charlie@burstoncook.co.uk

## SUBJECT TO CONTRACT

February 2026

### CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2002 (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.

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