

# TO LET—WORKSHOP/ INDUSTRIAL UNIT

Unit 4 Bridge Road Business Park, Bridge Road, Weston-super-Mare, BS23 3NE



- **5,416 sq ft workshop/ storage unit including a 2,418 sq ft mezzanine.**
- Potential to combine with neighbouring unit of 3,790 sq ft.
- 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.

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## 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/ storage unit including a reception, office, kitchen and WCs on the ground floor and mezzanine storage. There is one roller shutter door 4.5m wide x 4.6m high to the front of the property and a pedestrian access. The property has a minimum eaves height of 4.9 m and maximum height of 6.7m. The property benefits from 3-phase electricity and a gas supply.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has the following approximate gross internal floor areas:

Ground floor:	2,998 sq ft (278.45 sq m)
Mezzanine:	2,418 sq ft (224.64 sq m)
Total:	5,416 sq ft (503.16 sq m)

## TENURE

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

## RENT

£26,000 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](http://www.voa.gov.uk)) the property will have the following designation from 1st April 2026:

Rateable Value:	£14,500
Rates Payable (2025/2026):	£6,264

## ENERGY PERFORMANCE CERTIFICATE

Current rating is D. 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](mailto:chloe@burstoncook.co.uk)  
**Tel:** 0117 314 9952/ 01934 261 828

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## SUBJECT TO CONTRACT

March 2026

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