



WESTON
INDUSTRIAL ESTATE

WINTERSTOKE RD | WESTON-S-MARE | BS24 9DJ

**REFURBISHED MODERN
TRADE & INDUSTRIAL UNITS**

TO LET



**SPACE AVAILABLE FROM
2,249 SQ FT (209 SQ M)
– 6,994 SQ FT (650 SQ M)**



ESTABLISHED BUSINESS LOCATION

INTRODUCTION

Weston Industrial Estate is a modern, prominent development of highly specified trade, industrial and business units on a well-managed 22 acre business park, in a well-established industrial area of Weston-super-Mare.

Set within a well-managed commercial environment, the estate combines practical workspace with excellent connectivity, creating a convenient and flexible base for businesses looking to grow in North Somerset.



ESTATE OVERVIEW

The estate provides a mix of unit sizes designed to suit a wide variety of occupiers, from local trade and distribution businesses to growing SMEs, with flexible space that can adapt to changing operational requirements.



Refurbished units



Electric up and over doors



3 Phase electricity supplies



Ground floor offices



Front loading apron



Allocated parking



ESTATE PLAN

The estate is undergoing a full refurbishment with a wide variety of units available, perfectly suited to businesses looking for high-quality space.

AVAILABILITY

Unit	Sq Ft	Sq M
10	3,472	322.56
46	2,344	217.77
47	2,326	216.09
48	2,324	215.91
50	2,314	214.98
57	2,687	249.63
58	2,664	247.49
73	2,249	208.94

Measured on a GEA basis in accordance with the RICS Code of Measuring Practice.



Available
 Occupied
 R Refurbished

EPC

To be reassessed post-refurbishment.

RATEABLE VALUE

Upon application. For further details please contact the marketing agents.

ESTATE SERVICE CHARGE

Building Insurance and an estate service charge (towards the management and maintenance of the common parts) will be payable. Further details are available upon request.

TERMS

The units are available by way of new Full Repairing and Insuring leases, for a term of years to be agreed, subject to status.

RENT

Upon application.

VAT

All figures are quoted exclusive of VAT which will be charged at the prevailing rate.

LEGAL COSTS

Each party is to bear their own legal, surveyors or other costs incurred in any transaction.

ANTI-MONEY LAUNDERING

The successful party will be required to provide further identification information to satisfy Anti-Money Laundering requirements, when Heads of Terms are agreed.

FURTHER INFORMATION

For further information and to arrange a viewing, please contact the joint agents.



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