

NEW WAREHOUSE UNITS - FOR SALE / TO LET

Weston-super-Mare

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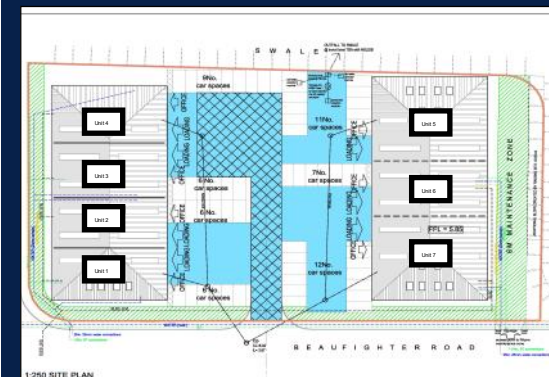
PROPERTY CONSULTANTS



WAREHOUSE FINISHED TO A SHELL CONDITION

12 Beaufighter Road
Weston Business Quarter
Weston-super-Mare
North Somerset
BS24 8EE

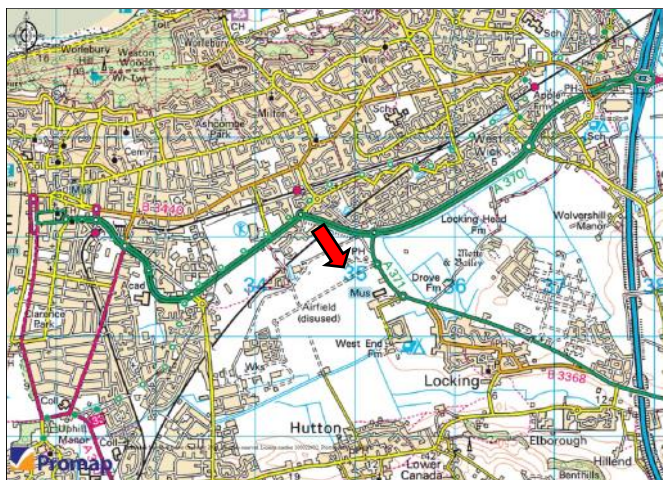
4,198 sq ft
(390 sq m) approx



12 Beaufighter Road, Weston-super-Mare, BS24 8EE

Location

12 Beaufighter Road is situated on Weston Business Quarter in Weston-Super-Mare, which is located approximately 2 miles from Junction 21 of the M5 and 3 miles from the town centre.



Description

The third phase of development consists of a seven unit scheme in two terraces.

Each warehouse will be of steel portal frame construction with a combination of brick/block and insulated clad elevations.

The Units are finished to a shell condition with services capped off and will benefit from a roller shutter door, pedestrian entrance and a dedicated parking/loading/unloading area.

Accommodation

The units are available individually or by way of combination.

The accommodation has been measured on a gross internal basis in accordance with the Code of Measuring Practice (6th Ed) as follows:

Approx. Area	Sq ft	Sq m
Unit 1	Sold	Sold
Unit 2	Let	Let
Unit 3	Under offer	Under offer
Unit 4	Let	Let
Unit 5	4,198	390
Unit 6	Let	Let
Unit 7	Let	Let
TOTAL	4,198	390

All measurements are approximate Gross Internal Areas.

Terms

The units are available by way of new leases on a full repairing and insuring basis for terms of years to be agreed to include upward only five yearly rent reviews.

Alternatively the freehold is available.

Price/Rent

On application

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Services

We are advised that there are mains water, drainage and three phase electricity available for connection.

Any occupier must satisfy themselves independently as to the state and condition of such items.

Planning

The buildings currently have planning permission for B1, B2 and B8 consent.

All interested parties should make their own enquiries to the Planning Department of North Somerset Council. Tel: 01934 888 888 or www.n-somerset.gov.uk.

Business Rates

We are awaiting the building assessment for rating purposes.

Interested parties should make their own enquiries to North Somerset Council to ascertain the exact rates payable www.voa.gov.uk.

References/Rental Deposits

The landlord reserves the right to request a rent deposit and/or references as required.

Energy Performance Certificate

EPC's will be commissioned once the buildings are built.

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The Code for Leasing Business Premises in England and Wales 2007

Please see www.leasingbusinesspremises.co.uk.

Asbestos Regulations

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012).

The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the Rent/Sale price. We recommend that the prospective tenants/purchasers establish the implications before entering into any agreement.

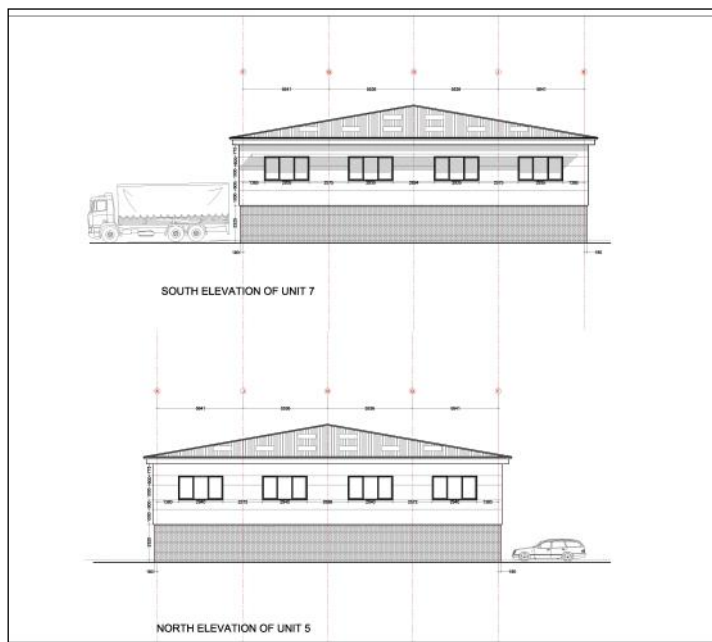
Subject to Contract

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol, BS8 3BA.

A list of all Members is available at the registered office.

Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.



Viewing Arrangements

For further information or to arrange an inspection, please contact the agents.

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