

TO LET
Weston-super-Mare

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PROPERTY CONSULTANTS



**GROUND & FIRST
FLOOR OFFICE
ACCOMMODATION**

**200 Worle Parkway
Weston-super-Mare
BS22 6WA**

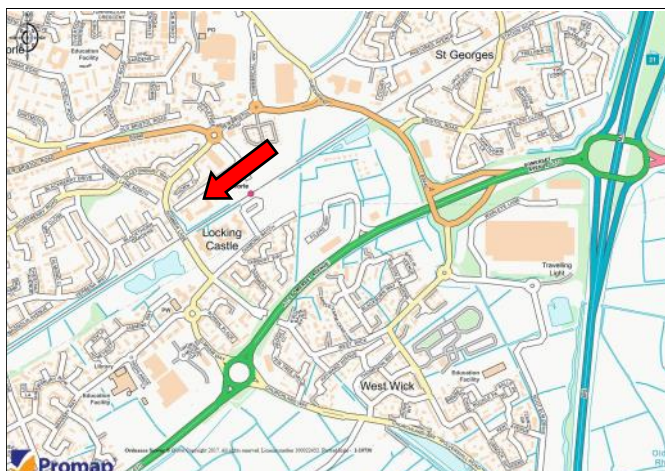
**1,589 - 5,738 sq ft
(147.6 - 533 sq m) net approx**



200 Worle Parkway, Weston-super-Mare, BS22 6WA

Location

Worle Parkway is located a short distance from Junction 21 of the M5 in Weston-Super-Mare. The office park is situated adjacent to Worle Parkway railway station, approximately 3 miles from Weston-super-Mare town centre and approximately 20 miles from Bristol city centre.



Description

The suite forms part of a two-storey purpose built office building known as 200 Worle Parkway.

The accommodation benefits from a fully accessible raised floor, a suspended ceiling incorporating Cat II lighting, gas fired central heating serving wall mounted radiators and double glazed windows. The accommodation also benefits from a kitchen and shared WC facilities.

Externally, the accommodation benefits from allocated car parking spaces.

Accommodation

Area	Sq ft	Sq m
Ground Floor	1,589	147.6
Ground Floor	1,665	154.7
First Floor	2,484	230.7
TOTAL	5,738	533

All measurements are approximate Net Internal Areas.

Services

We are advised that all main services are connected to the premises and confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Planning

We are verbally advised that the accommodation has planning consent for office use, but any occupier should make their own enquiries to the planning department at North Somerset Council on Tel: 01934 888 888 or www.n-somerset.gov.uk.

Tenure

The property is offered by way of a new full repairing and insuring lease of the vacant floor for a term of years to be agreed.

Legal Costs

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

Rent

On application.

Business Rates

Interested parties should make their own enquiries to North Somerset Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. www.voa.gov.uk.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to landlords' discretion.

Energy Performance Certificate

The energy performance certificate rating is C (64).

The full certificate and recommendations can be provided on request.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the Rent price.

We recommend that the prospective tenants/purchasers establish the implications before entering into any agreement.

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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.

Subject to Contract

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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.

Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, evidence of identity and source of funding will be required from the successful purchaser/tenant prior to instructing solicitors.



Viewing Arrangements

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

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