

**UNIT 8  
NOW LET**

# UNITS 7&8 OAKWOOD

BUSINESS PARK

A WELL-CONNECTED DEVELOPMENT OF CONTEMPORARY OFFICE SPACE



TOWN CENTRE

RAILWAY STATION

NEXT

ASDA

WAITROSE

WESTON RETAIL PARK

GALLAGHER RETAIL PARK

A370

TO J21 M5 →

HAYWOOD VILLAGE

LIDL

WINTERSTOKE ROAD

UNITS 7 & 8  
OAKWOOD  
BUSINESS PARK

AJS KARTING

TOOLSTATION

WESTON INDUSTRIAL ESTATE

SCREWFIX

TESCO EXPRESS

TO LET 1,357 - 5,616 SQ FT (126.07 - 521.74 SQ M) FLEXIBLE UNITS LOCATED WITHIN EASY ACCESS TO THE M5





UNITS 7&8 OAKWOOD BUSINESS PARK, OLDMIXON CRESCENT, W-S-M BS24 9AY

## LOCATION:

Oakwood Business Park is located in the heart of Weston-super-Mare and offers high quality office space, industrial units and warehouse facilities. The development is located on Oldmixon Crescent, off Winterstoke Road and surrounded by many established and successful businesses.

The desirable location is just minutes away from Junction 21 of the M5 and perfect for commuters from the Bristol and Taunton areas. The area is also close to an array of local amenities.

Oakwood Business Park is already home to a number of thriving businesses due to its range of quality industrial, workshop, warehouse and offices.

## DESCRIPTION:

Oakwood Business Park comprises 9 large units on an enclosed secure site.

The accommodation comprises a two storey purpose built office building. The available accommodation is arranged over ground and first floors comprising open plan offices, meeting rooms and kitchen and WC facilities.

The accommodation benefits from suspended ceilings incorporating Cat II lighting, aluminium double glazed windows and doors, air conditioning, gas fired central heating serving wall mounted radiators, multiple power and data points and carpeted floors.

The property also benefits from on-site car parking.

## ON-SITE AMENITIES:

- 1,357 - 5,616 Sq ft of adaptable office and storage space
- Space can be adapted to suit individual requirements (Subject to lease)
- Flexible lease terms available
- Parking
- Cafe with full catering services available

## ACCOMMODATION:

AREA	SQ FT	SQ M
<b>UNIT 7</b>		
GROUND FLOOR	1,357	126.07
FIRST FLOOR	1,406	130.62
<b>UNIT 8</b>		
GROUND FLOOR	1,373	127.55
FIRST FLOOR	1,480	137.50
<b>TOTAL</b>	<b>5,616</b>	<b>521.74</b>

All measurements are approximate Net Internal Areas.

### Lease

The property is offered by way of a new full repairing and insuring lease 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/Price

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](http://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 D (78). The full certificate and recommendations can be provided on request.

### Viewing Arrangements

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

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PROPERTY CONSULTANTS