

3

Filers Way Weston Gateway Business Park

WESTON-SUPER-MARE | BS24 7JP

High Quality Grade A Offices Top Floor To Let c.6,000 - 13,350 sq ft net approx



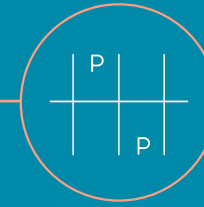
**Space available from
c.6,000 - 13,350 sq ft net approx**



**Light and airy top floor
office space**



**Grade A high quality
specification**



**40 On-site
parking spaces**



**Just c.400M
from J21 of the M5**



West Elevation

Close to J21 M5 and Worle Parkway Station

3 Filers Way occupies a highly prominent location at the front of the Weston Gateway Business Park immediately alongside the A370, which is the primary dual carriageway link running from Junction 21 of the M5 into Weston-super-Mare town centre.

A wide range of amenities are available within close proximity including Morrison's supermarket, Boots, Lidl and Sainsbury's together with local pub restaurants.





24 mins — **25 mins** — **60 miles** — **140 miles**

M4/M5
interchange

South West
of Bristol

North
of Exeter

South West
of London



Weston-super-Mare is Located in North Somerset

Junction 21 of the M5, which provides easy access into the national motorway network, is within approximately 400 metres of the property.

In addition Worle Parkway Railway Station, which provides regular mainline services to Bristol Temple Meads, Bristol Parkway and London Paddington stations, is located immediately to the rear of the Business Park and within a five minute walk.

Bristol Airport which is located on the A38 to the south west of Bristol, is within approximately 25 minutes drive, offering a wide variety of international connections.



All internal images represent existing second floor tenant fit out.



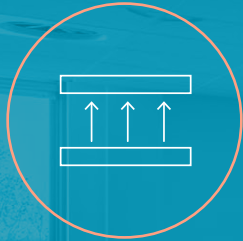
Modern Open Plan Office Accommodation

3 Filers Way comprises a modern three storey headquarters office building.

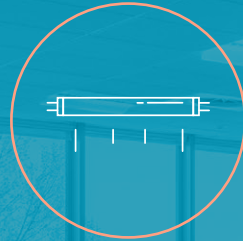
The available accommodation comprises the entire second floor, which was fully fitted out by the previous occupier in 2020 and which is offered as a whole or in self contained suites to suit specific occupier requirements.

The available second floor accommodation benefits from 40 allocated on-site car parking spaces. Further nearby car parking within easy walking distance of the property is available on a Pay and Display basis.

Top Floor Grade A Specification



Fully accessible raised floor throughout



Recessed low glare lighting units



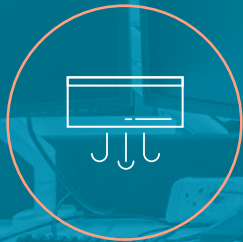
Male, female and accessible WCs on each floor



Shower on each floor



Two passenger lifts



Four pipe fan coil comfort cooling system



Shared use of the Hub Cafe



Shared use of building meeting room suite
subject to prior booking and separate rental charge



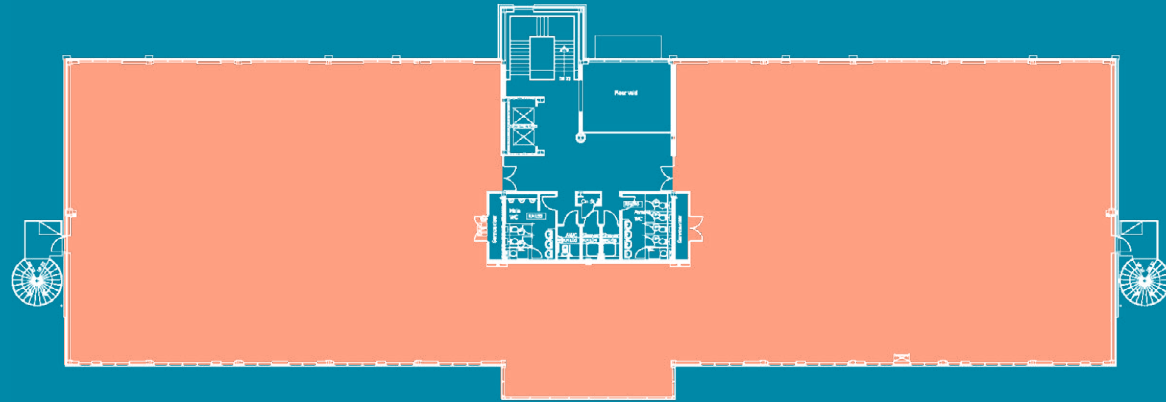
Secure cycle parking



40 allocated on-site car parking spaces and on-site EV charging



Available Second Floor Accommodation



Ground floor cafe facilities



Outside break-out area

The second floor accommodation is available as follows:

c.6,000 up to 13,350 sq ft
(c.557 sq m - 1,240 sq m)

All measurements represent approximate Net Internal Areas and are subject to verification by on site measurement.

Further Information

TERMS

The accommodation is offered as a whole, or in self-contained suites by way of a flexible new full repairing and insuring service charge lease for a term of years to be agreed.

RENT

Quoting rent from £17.50 per sq.ft. per annum exclusive depending on requirement size and terms.

LEGAL COSTS

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

SERVICES

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

BUSINESS RATES

Interested parties should make their own enquiries with the local billing authority, North Somerset Council, to establish the exact rates payable as a change in occupation may trigger an adjustment in the rating assessment: www.voa.gov.uk.

ENERGY PERFORMANCE CERTIFICATES

The buildings EPC rating is B (39). A full certificate is available upon request.

VAT

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

ANTI-MONEY LAUNDERING REGULATIONS

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

THE CODE FOR LEASING BUSINESS PREMISES IN ENGLAND AND WALES 2007

We recommend that prospective tenants establish the implications before entering into any agreement. www.leasingbusinesspremises.co.uk



VIEWING ARRANGEMENTS

For further information or to arrange an inspection please contact the sole agents:



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