

TO LET / FOR SALE

**3 Beaufighter Road
Weston-Super-Mare
BS24 8EE**

12 warehouse units across four buildings

1,851 sq ft – 11,332 sq ft GIA



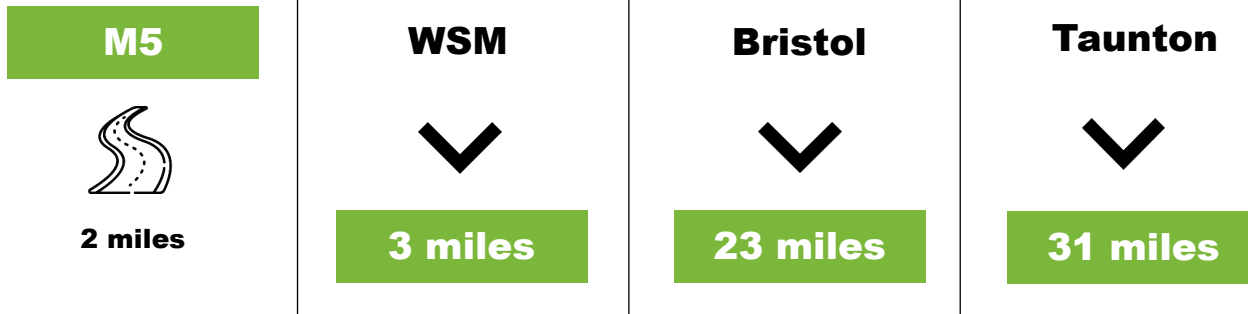
*Image from previous phase

Location

3 Beaufighter Road forms part of Weston Business Quarter, Weston-Super-Mare is accessed via Locking Moor Road (A371) and Runway Road the cross-airfield link to Winterstoke Road.

The scheme is located approximately 2 miles to the west of Junction 21 of the M5 via the A370 and 3 miles east of the Town Centre.

Bristol is approximately 23 miles to the North.



Accommodation

Description

The development will comprise twelve units across four buildings forming the fourth phase of the scheme.

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

The units will be offered in a shell condition with services capped off and will benefit from a roller shutter door, pedestrian entrance, WC and a dedicated parking/loading/unloading area

Building 3 benefits from a self contained yard/parking area.

Services

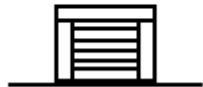
Each unit will be provided with capped services.

Occupiers must satisfy themselves independently as to the state, condition and suitability of these.

Shell specification



Surface level doors = 1 per unit



Power



Onsite parking



Haunch height 6m



1 x Electric vehicle charge point



WC facilities



Accommodation | Tenure | Rents | Prices

The units are available individually or by way of combination. All measurements are approximate Gross Internal Areas.

Tenure

The units are available on new full repairing leases for terms of years to be agreed to incorporate regular upward only rent reviews.

Alternatively, the units are available to purchase on a long leasehold basis (999 years at a peppercorn rent and subject to the estate wide service charge).

Immediately Available:

Building 3	Sq ft	Rent per annum excl	Price excl
Unit 3	5,973	£75,000	£1,165,000

Building 4	Sq ft	Rent per annum excl	Price excl
Unit 4A	1,851	UNDER OFFER	-
Unit 4B	1,851	£27,750	£425,750
Unit 4C	1,851	SOLD	-
Unit 4D	861	UNDER OFFER	-
Unit 4E	861	UNDER OFFER	£215,250
Unit 4F	861	SOLD	-

Available Summer 2025:

Building 1	Sq ft	Rent per annum excl	Price excl
Unit 1A	3,778	£47,500	£832,000
Unit 1B	2,518	£31,500	£554,000
Unit 1C	2,518	£31,500	£554,000
Unit 1D	2,518	£31,500	£554,000
TOTAL	11,332		

Building 2	Sq ft	Rent per annum excl	Price excl
Unit 2	5,511	£60,500	£1,075,000

*All Rents and Prices are exclusive of Rates, VAT, Insurance and Service Charge.

Scheme Plan



▶ Planning | Rates | EPC | Terms

Planning

We are advised that the accommodation has planning consent for Use Class E(g) and B8 (Planning Reference: 21/P/1208/FUL) but any occupier should make their own enquiries to the Planning Department of North Somerset Council. Tel: 01934 622 669.

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.

Energy Performance Certificate

An EPC will be commissioned and upon completion will be available for inspection.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

Legal Costs

Each party is to be responsible for their own legal costs.

AML

All tenants/purchasers will be required to provide relevant information to satisfy the AML/KYC requirements when Heads of Terms are agreed.

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 the landlord's discretion.

VAT

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

Viewing Arrangements

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



Alder King Property Consultants

Pembroke House
15 Pembroke Road
Clifton
Bristol
BS8 3BA

www.alderking.com

AK Ref: ES/SC

Date: January 2025

Subject to Contract



Emma Smith

0117 317 1090

07788 390 651

esmith@alderking.com



Sadie Cole

0117 317 1034

07867 847 586

scole@alderking.com

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