TO LET / FOR SALE

Plot A5 Beaufighter Road
Weston-Super-Mare
BS24 8EE

Phase Two

Six terraced units

Sizes from 2,583 – 5,177 sq ft

alder king
PROPERTY CONSULTANTS

*Image from previous phase

Location

Plot A5 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.

M5	WSM	Bristol	Taunton
2 miles	3 miles	23 miles	31 miles

Accommodation

Description
The development will comprise a total of eleven units across three terraces forming the second 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

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 of 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).

Building 3	Sq ft	Rent per annum excl	Price excl
Unit 3	**5,973**	**LET**	**-**

Building 4	Sq ft	Rent per annum excl	Price excl
Unit 4A	1,851	**SOLD**	-
Unit 4B	1,851	**SOLD**	-
Unit 4C	1,851	**SOLD**	-
Unit 4D	861	**SOLD**	-
Unit 4E	861	**SOLD**	-
Unit 4F	861	**SOLD**	-

Available Q3 2026:

Building 1	Size (sq ft)*	Rent per annum excl**	Price excl**
Unit 1A	3,907	-	**UNDER OFFER**
Unit 1B	3,918	£53,000	£900,000
Unit 1C	2,594	-	**UNDER OFFER**
Unit 1D	2,594	-	**UNDER OFFER**
Unit 1E	2,594	£35,000	£600,000
Unit 1F	2,583	£36,000	£610,000

*Subject to final post Practical Completion measurement.

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

Scheme Plan

EAST RHYNE
6m wide Rhyne maintenance strip
BEAUFIGHTER ROAD
CROSS ROAD
SOUTH RHYNE
THE RUNWAY
BUILDING 1 and 2 COMBINED
Unit 1
Unit 2
Unit 3
Unit 4
Unit 5
Unit 6
ESTATE ACCESS ROAD
ESTATE ACCESS ROAD (permeable surface)
BUILDING 4
UNIT 4A
UNIT 4B
UNIT 4C
UNIT 4D
UNIT 4E
UNIT 4F
BUILDING 3
OUTFALL TO RHYNE
6m wide Rhyne maintenance strip
NORTH
metres
AREA OF IMPERMEABLE TARMAC
JOHN BLAKE
SCHEDULE OF UNITS
and their GIAs (gross internal areas)
Building 3 555m²
Building 1&2
4No.units of ≈245m²
2No.units of ≈350m²
Building 4
3No.units of 172m²
3No.units of 80m²
TOTAL 3,000m²
SCHEDULE OF BICYCLE PARKING FACILITIES
Building 3 - 6No. hoops
12No. bicycles
Building1&2 -12No. hoops
24No. bicycles
Building 4 - 2No.fixing rails per large unit
1No. fixing rail per small unit
12No. bicycles in total
SCHEDULE OF ELECTRIC VEHICLE CHARGING FACILITIES
21No. posts providing
42No. charging points
JOB TITLE
PLOT A5
Weston Business Quarter
Weston-super-Mare
CLIENT
KMW Developments Ltd.
DRAWING TITLE
OVERALL SITE PLAN
SCALE
1:200 @ A1
DATE
MAY '20
JOB/DRAWING NO.
781/19/01
REVISION
R

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: September 2026
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

Important Notice

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.

1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

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