

TO LET/FOR SALE

3 Beaufighter Road

Weston-Super-Mare, BS24 8EE

New warehouse units

860 sq ft – 12,000 sq ft net approx.



*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.



M5



2 miles

WSM



3 miles

Bristol



23 miles

Taunton



31 miles

Accommodation

Description

The development will comprise twelve units in four blocks 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

Services

Each unit will be provided with capped services.

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

Shell specification



WC facilities



Power



Onsite parking




**Haunch height
6m**

**1 x Electric
vehicle
charge point**



**Surface level
Doors = 1**



Accommodation

The scheme will be built out in two phases with Blocks 2 and 3 forming Phase 1 and Blocks 1 and 2 forming Phase 2.

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

Phase 2

Block 1	Sq ft	Sq m
Unit 1A	3,778	351
Unit 1B	2,518	234
Unit 1C	2,518	234
Unit 1D	2,518	234
TOTAL	11,332	1,053

Block 2	Sq ft	Sq m
Unit 2	5,511	512
TOTAL	5,511	512

Phase 1

Block 3	Sq ft	Sq m
Unit 3	5,973	555
TOTAL	5,973	555

Block 4	Sq ft	Sq m
Unit 4A	UNDER OFFER	
Unit 4B	1,851	172
Unit 4C	1,851	172
Unit 4D	UNDER OFFER	
Unit 4E	861	80
Unit 4F	861	80
TOTAL	5,424	504

Scheme Plan



Tenure | Rents | Prices

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)

Phase 2

Block 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		

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

Phase 1

Block 3	Sq ft	Rent per annum excl	Price excl
Unit 3	5,973	£65,750	£1,165,000
TOTAL	5,973		

Block 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	£27,750	£425,750
Unit 4D	861	UNDER OFFER	
Unit 4E	861	£14,750	£215,250
Unit 4F	861	£14,750	£215,250
TOTAL	8,136		

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

▶ 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](#)

Timing

We anticipate Phase 1 will PC in Q2 2024 with Phase 2 following on later in 2024/early 2025

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:



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AK Ref: ES/SC

Date: March 2023

Subject to Contract



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