

FOR SALE OR TO LET



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Proposed Industrial/Warehouse Units
16,250 sq ft to 33,750 sq ft
(1,509.62 to 3,135.37 sq m)

- Subject to Planning
- Self Contained Plot
- 8 m Min Eaves Height
- 2 Miles from Junction 21 of M5

Weston Business Quarter, Weston Super Mare

Units A & B, Weston Business Quarter, Beaufighter Road, Weston Super Mare, BS24 8HB



LOCATION

The proposed warehouse is located within the established Weston Business Quarter, immediately accessible 2 miles from Junction 21 of the M5. Weston Business Quarter forms one of Weston Super Mare’s primary employment locations.

PROPOSED SPECIFICATION

- Clearspan steel portal frame - 8 m eaves height.
- Kingspan Insulated Merlin grey wall and roof cladding panels.
- Ground floor loading capacity-50KN/sqm.
- Insulated Steel roller shutter loading doors (4 m wide by 5 m high).
- Surface level loading.
- Loading yard depth 45.7 m.
- On site parking.
- BT fibre to premises FTTP available for connection.
- Office provision, subject to planning, specification and purchase/leasing terms.

PLANNING

The proposed new build warehouse(s) is subject to planning (Planning Application Ref: 26/P/0841/FUL). Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Somerset Council, County Hall, The Crescent, Taunton, TA1 4DY. Tel: 0300 123 2224.

Money Laundering Regulations Purchasers/Tenants will be required to provide identity information so Anti Money Laundering checks can be undertaken before an offer can be accepted on any property we are marketing.

TERMS

TO PURCHASE: on a long leasehold for 983 years at a peppercorn ground rent.

TO RENT: on a new full repairing and insuring lease for 15 years with 5 yearly rent reviews.

PRICE/RENT

On Application.

SERVICE CHARGE

There is a service charge payable towards the upkeep and maintenance of the common areas of the Business Centre.

VAT

VAT is payable on the price/rent.

BUSINESS RATES

To be assessed.*

*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.

SERVICES

Mains electricity (3 phase), water and drainage available.

Caution: The services and fittings mentioned in these particulars have not been tested and hence, we cannot confirm they are in working order.

ENERGY PERFORMANCE

An EPC will be provided upon practical completion of the development.

Code for Leasing Business Premises As an RICS Regulated firm we adhere to the Code for Leasing Business Premises, which recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through the RICS web-site, www.rics.org.



ACCOMMODATION

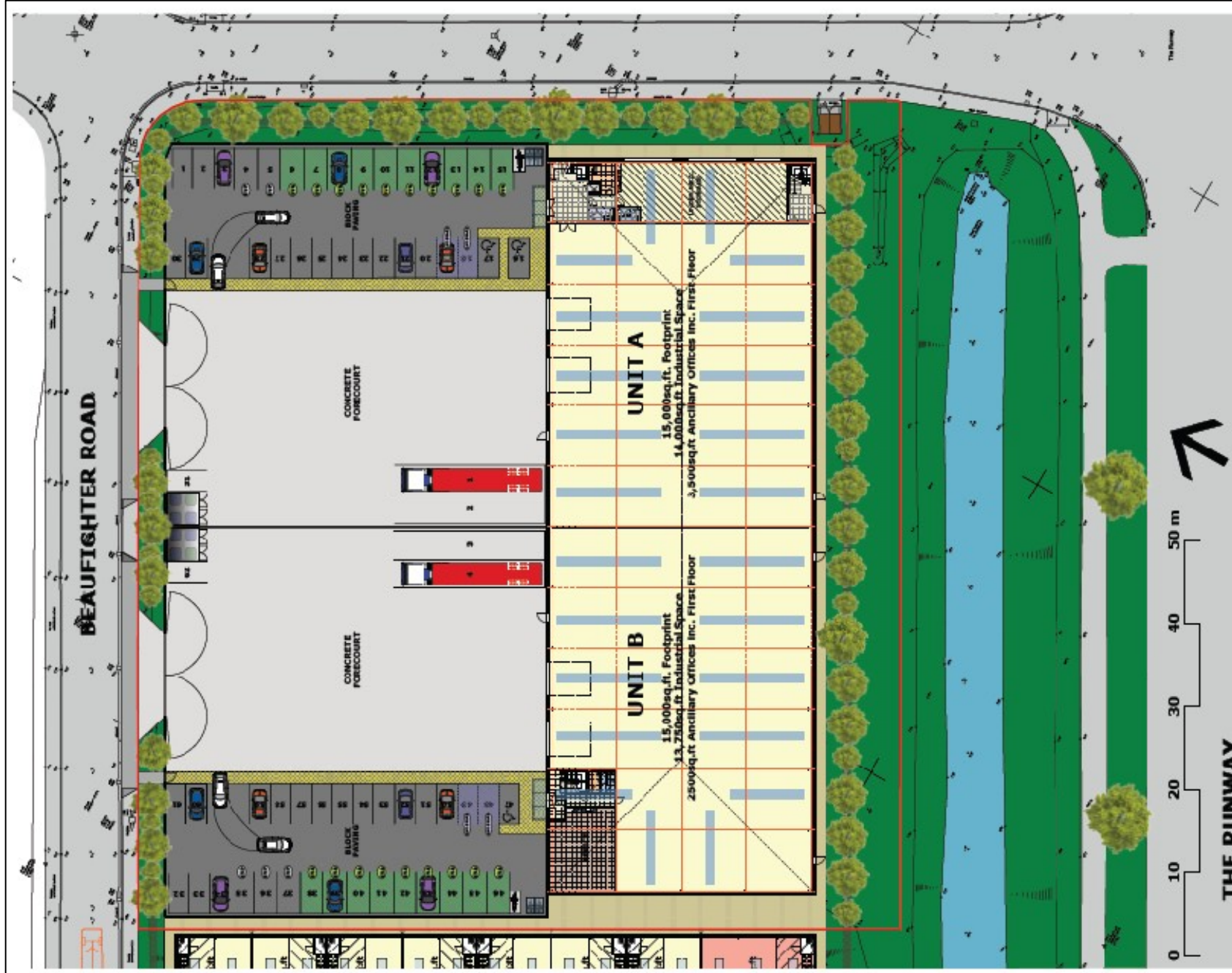
Unit	Ground Floor Warehouse (Sq Ft)	Ground Floor Offices (Sq Ft)	First Floor Offices (Sq Ft)	Total (Sq Ft)	Parking
A	14,000	1,000	2,500	17,500	31
B	13,750	1,250	1,250	16,250	31
A/B	27,750	2,250	3,750	33,750	62

VIEWING

Strictly by appointment only.

Ref: PH/MF/JW/19540-A/B

Disclaimer Myddelton & Major for themselves and for the vendors or lessors of this property whose agents they are give notice that:- i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of an offer or contract. ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) no person in the employment of Myddelton & Major has any authority to make or give any representation or warranty whatever in relation to this property.

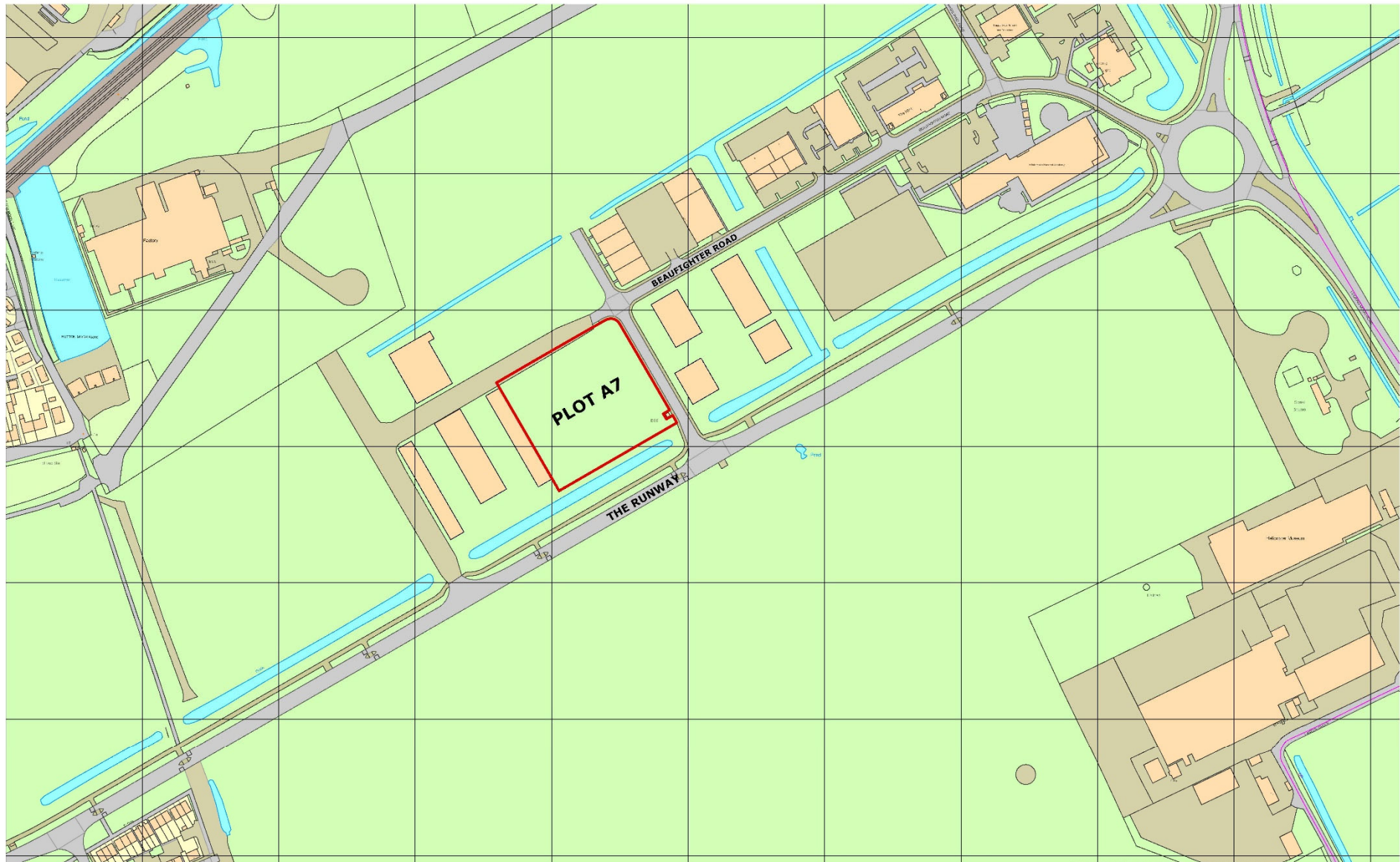


WESTON BUSINESS QUARTER PLOT A7A, WESTON-SUPER-MARE: MARKETING PLAN PROPOSED BUSINESS UNITS 1:200@A1

A701 MARKETING ISSUE

DAVID BEAIN PARTNERSHIP

APPROVALS, COMMENTS, DATES & STATUS			
Drawn by:	A7A MARKETING PLAN	Drawn by:	12/01
Reviewed by:	A7A - WESTON BUSINESS QUARTER	Reviewed by:	10/01/2021
Project Name:	WESTON-SUPER-MARE	Project Name:	10/01/2021
Project No:		Project No:	10/01/2021



**WESTON BUSINESS QUARTER
PLOT A7A, WESTON-SUPER-MARE
PROPOSED BUSINESS UNITS
LOCATION PLAN 1:1250@A1**

REV A: RED LINE UPDATED TO COVER PLOT A7 09.10.22.
REV B: PLOT NOTATION UPDATED 26.01.23.
REV C: RED LINE REVISED TO SHOW PLOT A7A 26.03.26.
REV D: RED LINE REVISED 02.04.26.

A1000 PLANNING APPLICATION

DAVID BRAIN PARTNERSHIP

ARCHITECTS: 10-11, 12-13, 14-15, 16-17, 18-19, 20-21, 22-23, 24-25, 26-27, 28-29, 30-31, 32-33, 34-35, 36-37, 38-39, 40-41, 42-43, 44-45, 46-47, 48-49, 50-51, 52-53, 54-55, 56-57, 58-59, 60-61, 62-63, 64-65, 66-67, 68-69, 70-71, 72-73, 74-75, 76-77, 78-79, 80-81, 82-83, 84-85, 86-87, 88-89, 90-91, 92-93, 94-95, 96-97, 98-99, 100-101, 102-103, 104-105, 106-107, 108-109, 110-111, 112-113, 114-115, 116-117, 118-119, 120-121, 122-123, 124-125, 126-127, 128-129, 130-131, 132-133, 134-135, 136-137, 138-139, 140-141, 142-143, 144-145, 146-147, 148-149, 150-151, 152-153, 154-155, 156-157, 158-159, 160-161, 162-163, 164-165, 166-167, 168-169, 170-171, 172-173, 174-175, 176-177, 178-179, 180-181, 182-183, 184-185, 186-187, 188-189, 190-191, 192-193, 194-195, 196-197, 198-199, 200-201, 202-203, 204-205, 206-207, 208-209, 210-211, 212-213, 214-215, 216-217, 218-219, 220-221, 222-223, 224-225, 226-227, 228-229, 230-231, 232-233, 234-235, 236-237, 238-239, 240-241, 242-243, 244-245, 246-247, 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