

# TO LET

## Weston-super-Mare BS24 9AB

**alder king**

PROPERTY CONSULTANTS



### PROMINENT DETACHED OFFICE/PRODUCTION BUILDING

Building 1  
Westland Distribution Park  
Winterstoke Road  
Weston super Mare  
BS24 9AB

**29,855 sq ft on 2 acres**  
(2,773.58 sq m) approx

- Main road frontage
- Trade/Car Dealership potential



# Building 1 Westland Distribution Park, Winterstoke Road, W-s-M, BS24 9AB

## Location

The premises are located on the established Westland Distribution Park, Winterstoke Road, Weston Super Mare.

The area is one of the principle industrial zones in the town and lies just 2 miles east of the town centre.

Road access is excellent with the Jct 21 of the M5 being approx. 5 miles to the north east via Herluin Way.



## Description

The property comprise a detached production/office building with extensive car parking and a substantial frontage to Winterstoke Road.

## Rent

On application.

## Accommodation

The building sits on a plot totalling 2 acres.

Area	Sq ft	Sq m
Warehouse	29,855	2,773.58
<b>TOTAL</b>	<b>29,855</b>	<b>2,773.58</b>

All measurements are approximate Gross Internal Areas.

## Lease

The accommodation is offered by way of a new full repairing and insuring lease, outside the Security of Tenure provisions of the 1954 Landlord & Tenant Act, for a term of years to be agreed to incorporate regular upward only rent reviews.

## Service Charge

In the interests of good estate management a service charge is levied for communal services provided to the estate. Further information is available on request.

## Services

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

## Planning

The premises have most recently been used as a warehouse but interested parties are advised to contact the local planning authority, North Somerset Council on Tel: 01934 888 888.

[www.n-somerset.gov.uk](http://www.n-somerset.gov.uk).

## Legal Costs

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

## Business Rates

Interested parties should make their own enquiries to North Somerset District Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. [www.voa.gov.uk](http://www.voa.gov.uk).

## 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 landlords' discretion.

## Energy Performance Certificate

The energy performance certificate rating is E (112). The full certificate and recommendations can be provided on request.

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## The Code for Leasing Business Premises in England and Wales 2007

Please see [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk).

## Asbestos Regulations

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 Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

## VAT

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

## Subject to Contract

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.

## Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.



## Viewing Arrangements

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

## Alder King Property Consultants

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