

## Industrial Unit To Let

**Unit 1b Heathcharts Industrial Estate  
Oldmixon Crescent  
Weston-Super-Mare  
BS24 9AX**



**Approx. 934 sq m (10,056 sq ft)  
(A split considered)**

### LOCATION

The premises are located on Oldmixon Crescent opposite, Weston Industrial Estate and is accessed directly from Winterstoke Road which is the main industrial location for the town. Junction 21 of the M5 Motorway is approximately 4 miles to the east with easy access via the A370 dual carriageway.

### DESCRIPTION

The property forms part of a small terrace of industrial units, immediately adjoining **Fleet Autocentre** and **Toolstation**. The property is of steel frame construction with a multi pitch profile roof incorporating roof lights. Walls are brick/blockwork construction with roller shutter doors to the front yard. Internal eaves height is 5 metres.

The unit is configured as a double unit.



**WILLIAMS ■ GUNTER ■ HARDWICK**

**CHARTERED SURVEYORS**

Clifton Heights, Triangle West, Clifton, Bristol BS8 1EJ.

Fax : 0117 922 5722 [www.wghproperty.co.uk](http://www.wghproperty.co.uk)

# 0117 922 1222

## ACCOMMODATION

The approximate Gross Internal Area is 934 sq m (10,056 sq ft).

The front right hand section of the space is currently configured as offices providing a gross area of 157.46 sq m (1,695 sq ft) arranged over ground and first floor. The landlord is happy to remove this if it is not required.

## PLANNING

We understand the property benefits from B2 and B8 planning consent.

## TERMS

The property is available by way of a new full repairing and insuring lease direct from the landlord incorporating a service charge.

## RENT

£5.00 per sq ft excluding VAT, service charge and Business Rates.

## RATES

According to the Valuation Office website, the premises are assessed as follows:

Rateable Value: £32,250

For verification purposes, interested parties are advised to make their own enquiries on [www.gov.uk/correct-your-rates](http://www.gov.uk/correct-your-rates)

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating C (72). A certificate is available on request.

## VAT

All figures quoted exclude VAT which we understand will be charged.

## LEGAL COSTS

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

## FURTHER INFORMATION & VIEWING

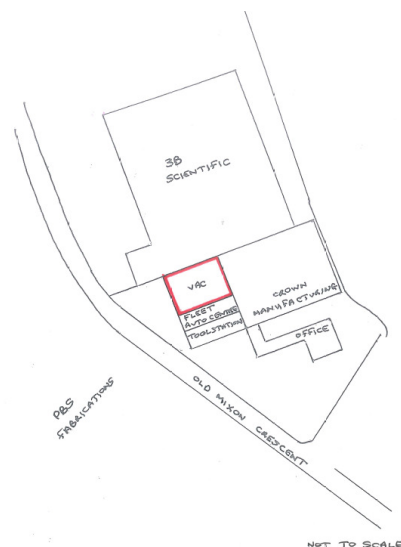
Strictly by prior appointment through:

**Stuart Williams** - ([stuart@wghproperty.co.uk](mailto:stuart@wghproperty.co.uk)) or  
**Steve Cullis** - ([steve@wghproperty.co.uk](mailto:steve@wghproperty.co.uk)) at this office.

For details of further properties marketed by this firm visit our website: [www.wghproperty.co.uk](http://www.wghproperty.co.uk)

## SUBJECT TO CONTRACT

**FEBRUARY 2019**



**Important:** These brief particulars have been prepared as agent for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquires. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given.

## Location Plans

