

To Let on new lease terms



Fox House
Searle Crescent
Winterstoke Commercial Centre
Weston Super Mare
SOMERSET BS23 3YX

Industrial / Warehouse unit
Potential for trade counter stp

Excellent prominent location

Potential to create large
secure yard

9,360 sq ft (869.6 sq m)

Internal Photo



Good quality air conditioned
office accommodation

3 phase electricity

Rear loading door 3.4m wide
x 2.9m high

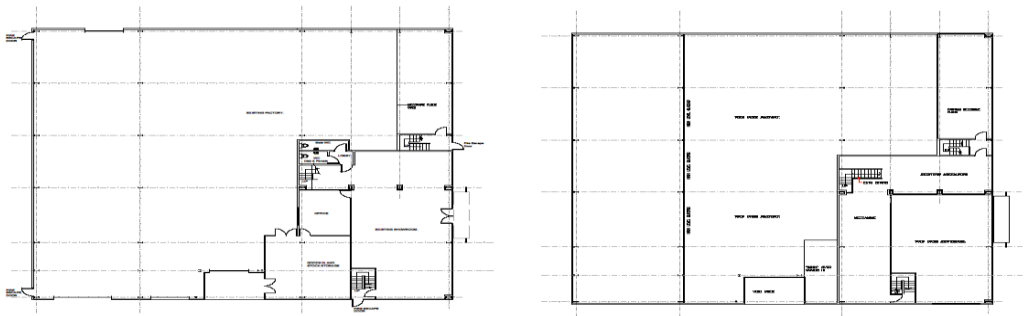
Secure site with ample parking

Gas fired heating systems

Full concrete mezzanine
workshop floor

Fluorescent strip lighting

Floor Plan



Ground & First Floor Plans as Existing

Peter J Bath
 Project Design and Construction Management Ltd
 6 Island Road
 Clevedon
 NS21 1LS
 Date: July 2012
 Scale: 1:200
 Dwg No: PDCM-108-03
 01273 863216
 peter@peterjath.co.uk
 www.peterjath.co.uk

Proposed new rear extension to existing factory unit (B2) at BENTON FURNITURE, Gass Close, Isleport Business Park, Highbridge, Somerset, TA9 4JT

Size

Warehouse	7,424 sq ft	(689.6 sq m)
Ground Floor Offices	968 sq ft	(90.0 sq m)
First Floor Offices	968 sq ft	(90.0 sq m)
TOTAL	9,360 sq ft	(869.6 sq m)

Substantial dedicated parking and loading areas.

Energy Efficiency Rating

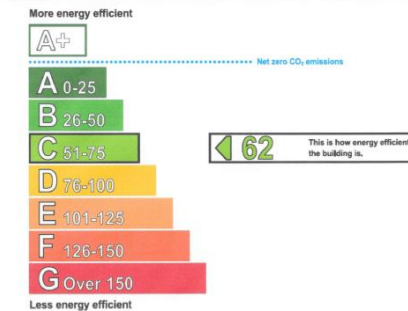
Energy Performance Certificate HM Government
 Non-Domestic Building

Bristol Oilskin & Overall Co Ltd
 Fox House, Searle Crescent
 WESTON-SUPER-MARE
 BS23 3YX

Certificate Reference Number:
 0320-0034-9589-2099-4096

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building, one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating



Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	870
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ² per year):	57.72
Primary energy use (kWh/m ² per year):	Not available

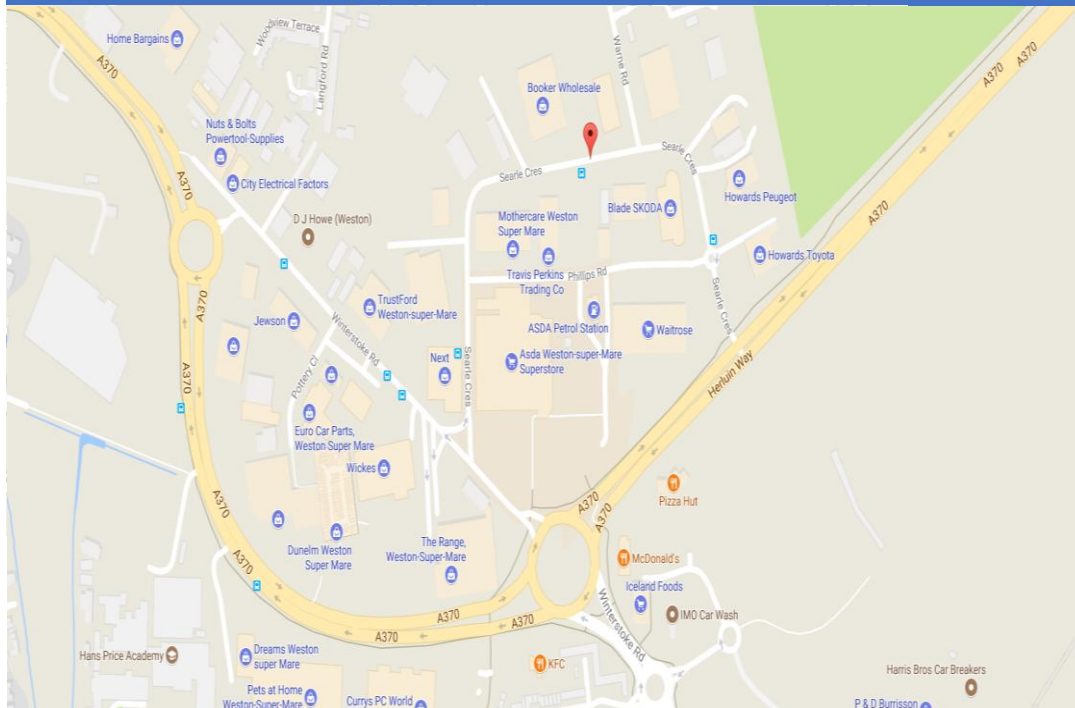
Benchmarks

Buildings similar to this one could have ratings as follows:

25 If newly built

68 If typical of the existing stock

Location



Nearby Occupiers

The unit is prominently situated on Searle Crescent, one of the main commercial / retail / trade locations in Weston Super Mare, approximately 1 mile from the town centre and 3.5 miles from the M5 motorway junction (21) via the A370 dual carriageway.

Immediate occupiers include Waitrose, Asda, Buildbase, Brandon Hire, Booker, Travis Perkins and Majestic as well as various car dealerships including Skoda, Hyundai, Peugeot and Toyota.

For further information on the town please read our Town Guide on the web site.

Quoting Terms

Quoting rent is £6.50 psf pax, equating to £60,840 per annum.

Property Insurance

We are advised that the insurance premium currently stands at c£2,000 pa.

Estate Management Service Charge

Not applicable.

Business Rates

The Rateable Value is £32,500.

Services

The ingoing occupier is responsible for payment of all utilities from date of completion, or earlier if by agreement.

Viewing

To view this property simply log on to our website and book an appointment or alternatively please give us a call on 01934 319320, or contact out joint agents CBRE on 0117 9435757 (FAO James Morgan)

A Virtual Video Tour of the building is available on our website.

To acquire this Property

If you wish to pursue the freehold or leasehold interest in the facility, please contact the agent, Tom Gibbons, on the above number to discuss how to progress.

Documentary evidence may be required to prove source of funding and timescales, along with solicitors contact details.

Important Notice

The information contained within this brochure is believed to be correct, but should not be relied upon to enter into any form of contract. All applicants should satisfy themselves prior to entering into a contract as well as taking legal advice.

June 2017