



Unit 22

Lynx Crescent
Weston Industrial Estate
Weston-Super-Mare
BS24 9DJ

Industrial Warehouse Unit TO LET

1,208 sq ft (112.2 sq m)



Location

The unit is located on Weston Industrial Estate, a development of modern well specified business units covering 22 acres. The estate is opposite the older estate of Oldmixon.

The nearby M5 Motorway enables good access to the South West and the national motorway network via Bristol and the M4, approximately 20 miles to the North. Junction 21 of the M5 is approximately 4 miles distant, British Rail provides regular intercity services from Weston-super-Mare to Bristol (30 minutes) and London (2 hours and 15 minutes).

Description

1,208 sq.ft GEA

Office: 4.27 m x 3.54 m = 15.11 sq m (162 sq ft)

The premises comprise a warehouse/industrial unit. The premises is situated in a rank of units just off the busy Winterstoke Road, and of steel portal frame construction with brickwork and coloured profiled steel cladding under an insulated profiled sheet roof incorporating 10% roof lights.

Externally the unit provide demised car parking spaces to the front and a concrete loading area to the rear, capable of being made self contained. Male /Female W.C.'s

Services

Mains gas, water, drainage and 3 phase electricity.

Tenure

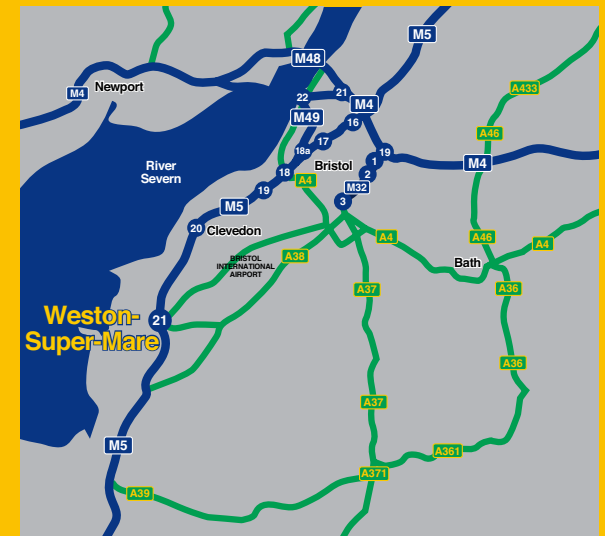
The unit is available by way of new Full Repairing and Insuring Lease on terms to be agreed at a rent of £ 7.00 per sq.ft. per annum, exclusive, plus V.A.T. (£8,456 p.a.x.).

Planning B1, B8 (light industrial and warehousing)

Rateable Value £6,100.

V.A.T.

All figures quoted are exclusive of VAT where applicable.



Viewing

By appointment through the joint agents.



Important notice. These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. S/HTC/GIANT 02/2011.