

TO LET

Building 7A

Westland Distribution Centre
Winterstoke Road
Weston-super-Mare
BS24 9AB

Modern detached open plan warehouse – 9,109 sq ft



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.

M5 – J21



5 miles north-east

WSM



3 miles

Bristol

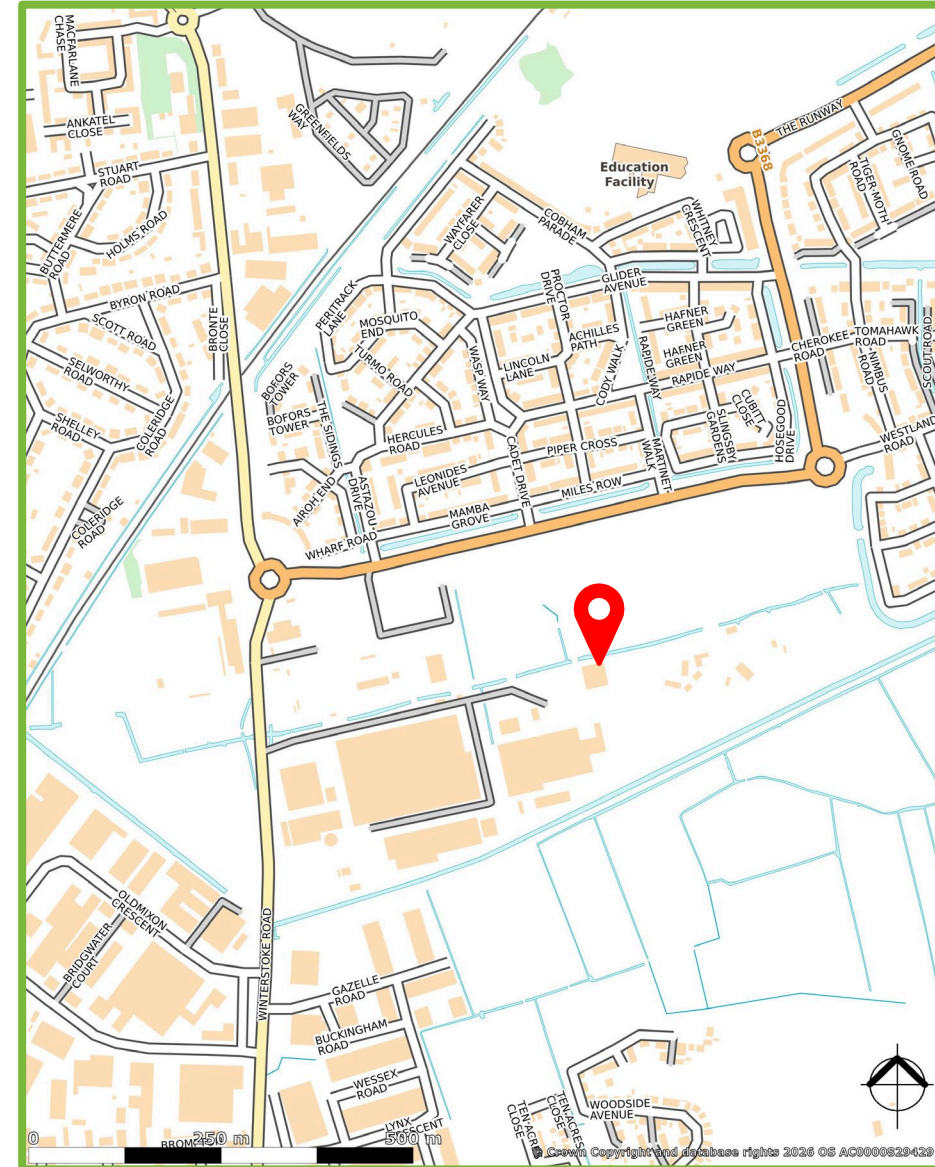


23 miles

Taunton



31 miles



Accommodation

Description

The property comprises a modern detached distribution building of steel portal frame construction with a combination of insulated clad and brick/block elevations. Loading access is via two roller shutter doors (3.9m wide x 4.7m high). The internal height to the eaves extends to 6m.

The property has a single storey office together with ancillary WC and kitchen

Externally, dedicated car parking and commercial vehicle access is provided to the front and side of the property

Service Charge

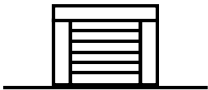
In the interests of good estate management a service charge is levied for communal services provided to the estate. Further information is available on request.

Services

We are advised that all main services are connected to the premises. We 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.

Area	sq ft	sq m
Warehouse	9,109	846.24
TOTAL	9,109	846.24

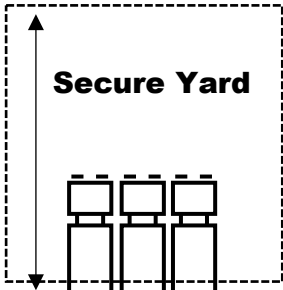
Surface level
Doors = 2



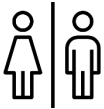
Power



Secure Yard



WC facilities



Eaves height
6m

Planning | Rates | EPC | Terms

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 01934 888 888 or www.n-somerset.gov.uk

Business Rates

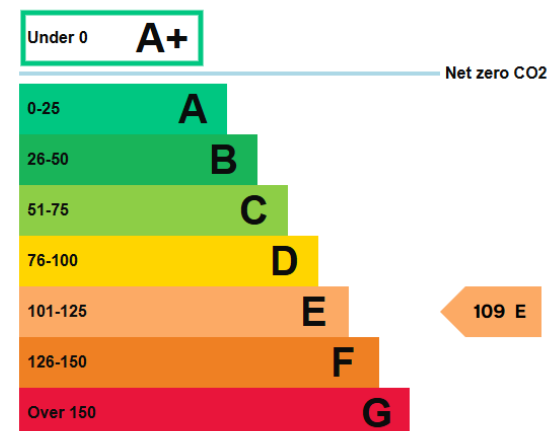
Interested parties should make their own enquiries to North Somerset District Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment www.voa.gov.uk

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#).

Energy Performance Certificate

This property's energy rating is E.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

Terms

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.

Rent

The property is offered to let for £82,500 per annum exclusive of VAT.

Legal Costs

Each party is to be responsible for their own legal costs.

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 the landlord's discretion.

VAT

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

AML

A successful tenant will be required to provide relevant information to satisfy AML requirements when Heads of Terms are agreed.

Viewing Arrangements

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



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AK Ref: EJS/92854 **Date:** July 2026 **Subject to Contract**



COMMERCIAL
AGENCY



INVESTMENT



BUILDING
SERVICES



PLANNING



RESIDENTIAL
DEVELOPMENT



PROFESSIONAL
SERVICES



MANAGEMENT
SERVICES



ASSET
RECOVERY

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1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

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 regulations. 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.



Note: Photographs taken prior to current tenant occupation