

FOX HOUSE, SEARLE CRESCENT

Winterstoke Commercial Centre, Weston super Mare, BS23 3YX

TO LET
9,360 SQ FT

PLUS
POTENTIAL FOR
LARGE SECURE YARD
AREA.

For more information,
contact:

James Morgan
T 0117 943 5776
F 0117 943 5756
james.morgan@cbre.com

CBRE Limited
FLOORS 13 & 14
CLIFTON HEIGHTS
TRIANGLE WEST
CLIFTON
BRISTOL
BS8 1EJ

T 0117 943 5757
F 0117 943 5756

www.cbre.co.uk



LOCATION & DESCRIPTION

- 7,242 sq ft warehouse & 1,972 sq ft offices
- Good quality office space including air conditioning
- Prominent location on Winterstoke Commercial Centre
- Concrete floor throughout
- 3 phase electricity
- Full height loading door to rear elevation
- Secure site with ample car parking
- Located 1 mile from Weston super Mare town centre
- Located 3.5 miles from Junction 21 of M5 Motorway

CBRE

ACCOMODATION

The accommodation has been measured on a gross internal basis, to provide the following approximate areas in accordance with the RICS Code of Measuring Practice (6th Edition).

| | SQ M | SQ FT |
|----------------------|---------------|--------------|
| Warehouse | 689.61 | 7,424 |
| Ground Floor Offices | 90.00 | 968 |
| First Floor Offices | 90.00 | 968 |
| TOTAL | 869.61 | 9,360 |

TENURE

The property is available on a new full repairing and insuring lease for a term of years to be agreed.

RENT

£60,840.00 per annum exclusive. (£6.50 per sq ft per annum)

RATEABLE VALUE

The 2010 Rateable Value is £32,500

PLANNING

The property has previously been used for B1c light industrial and B8 storage & distribution. Interested parties are advised to make their own enquires with the local planning authority in respect of their proposed use.

ENERGY PERFORMANCE ASSET RATING

Rating C - Full report available upon application.

VIEWING & FURTHER INFORMATION

All viewings and additional enquiries to be directed to the sole agents.

For further information please contact James Morgan at CBRE Ltd

DISCLAIMER: CBRE Limited

CBRE Limited on its behalf and for the Vendors or Lessors of this property, whose Agents they are, give notice that:

1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract.
2. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of CBRE Limited has any authority to make any representation or warranty whatsoever in relation to this property.
4. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.
5. Details prepared June 2016