

SUBSTANTIAL INDUSTRIAL UNIT TO LET (subject to full refurbishment)

Former MCT Premises, Winterstoke Road, Weston-Super-Mare, BS24 9AT



- 63,696 sq ft (5,918 sq m) on 2.99 acres (1.21 hectares)
- Detached premises with excellent prominence to Winterstoke Road
- Substantial yards to both the front and rear and additional parking area
- Established commercial location
- Easy access to Junction 21 of the M5 and national motorway network



Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

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LOCATION

The property is located on Winterstoke Rd, one of the main arterial routes and a well established commercial district in the fast-growing town of Weston-super-Mare. The M5 (North) if accessed via Junction 21, approximately 4 miles to the north-east, with the South West accessed via Junction 22 at Burnham, 7 miles to the south.

DESCRIPTION

These stand-alone premises sit on a site of approximately 2.74 acres and provide a substantial five bay workshop, with integral two storey office accommodation to the front. The workshop provides a minimum eaves of 4.4/4.7m, rising to 7m at the apex and is accessed by way of 5 ground level loading doors, heated by Ambirad gas heaters and lit by suspended fluorescent strip lighting.

Externally the highly prominent unit benefits from substantial yards to both the front and rear, with access onto Winterstoke Rd and Oldmixon Crescent respectively. There is also additional parking along the northern flank of the building. The property benefits from a 200KVA power supply.

The entire premises will be subject to a comprehensive refurbishment program.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property provides approximately 63,696 sq ft (5,918 sq m) of gross internal floor area.

TENURE

The unit is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed. Quoting terms available upon application to the agents.

PLANNING

we are advised that the premises has an existing B2 consented use, but recommend all enquiries are directed to North Somerset local planning authority for clarification.

BUSINESS RATES

The property currently has a Rateable Value of £219,000 as of 1st April 2023.

EPC

The property has an EPC rating of D -80 and a certificate can be made available on request.

VAT

Status to be confirmed.



VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the joint sole agents:

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Or joint agents JLL – Henry De Tessier (07860) 821345 / Oliver Bird (07543) 304942

SUBJECT TO CONTRACT

June 2023

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2012 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

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