

# OPEN PLAN OFFICES TO LET

27-31 The Boulevard, Weston Super Mare, Somerset, BS23 1NF



- A stunning Victorian terrace which has been reconfigured to provide modern, open plan office accommodation.
- From approximately 1,765 sq ft – 4,456 sq ft (164–414 sq m).
- Located within a 10 minute walk of the sea front and the town centre, and Weston Super Mare train station.
- Situated within 2 miles of Junction 21 of the M5 Motorway.



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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COOK**  
0117 934 9977

## LOCATION

The subject property is located on the Boulevard, one of three arterial routes leading into Weston town centre and the sea front, and a busy commercial strip within a predominantly residential area, offering a mix of users to include cafes, restaurants, professional services, hair dressers, and health & medical.

Weston Super Mare is conveniently located within approximately 2 miles of Junction 21 of the M5 Motorway, which provides access to the south west and the wider motorway network. Bristol is located approximately 24.5 miles north east, Bridgewater is approximately 22 miles south, and Bath is approximately 30 miles east.

Weston Super Mare train station is located approximately half a mile (and a 10 minute walk) away, and provides direct high speed connections to London Paddington, with fastest journey times of just over 2 hours.

## DESCRIPTION

The property comprises a Victorian terrace of properties understood to have been originally constructed as four separate buildings, and has been reconfigured to provide modern, predominantly open plan office accommodation.

Current available suites are on the upper ground and first floors. The specification includes carpeting throughout, attractive glazed partitioned meeting rooms, LED lighting, air conditioning, kitchen facilities, WCs, and a passenger lift to the first floor suite.

## CAR PARKING

There is allocated on site parking within a car park to the rear of the building..

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the suites have the following approximate net internal floor areas:

AREA	SQ FT	SQ M
Upper Ground floor	1,765	164
First floor	2,691	250
<b>Total</b>	<b>4,456</b>	<b>414</b>

The office space can be split offering a size range of 1,765 sq ft – 4,456sq ft.

## TENURE

The suite/s are available by way of new, flexible leases on terms to be agreed.

## RENT

£14.00 per sq ft per annum exclusive.





## PLANNING

Use Class E - therefore suitable for a wide range of uses.

## VAT

We have been advised that the property is elected for VAT.

## EPC

Available upon request.

## LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

### Burston Cook

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## SUBJECT TO CONTRACT

December 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.

### ANTI-MONEY LAUNDERING

Under the UK Money Laundering Regulations, Burston Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.

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