



BUSINESS PREMISES FOR SALE

Units 1-6, 2 Limestone Way, Bleadon, Weston-Super-Mare, BS24 0AY

4,150 sq ft (385.57 sq m)
AVAILABLE NOW



FOR SALE

ATTRACTIVE NEW BUILD COMMERCIAL PROPERTY

A rare opportunity to acquire the freehold of an attractive newly built, detached, 3 storey commercial office block.

Benefitting from Use Class "E", the unique property is located in a semi-rural setting in the village of Bleadon, around 4 miles out of Weston super Mare. Due for completion in February 2025, the building offers 4,150 sq ft of commercial, business and service use and comes with dedicated parking for 17, including a cycle store and the facility to install two EV chargers. Suitable for professional services, office or medical uses.



The office block sits off the entrance to Eden's Green, a new development of 42 energy efficient homes. Nestled within the grounds of a former quarry, the site is bordered by mature woodlands.

SUITABLE FOR PROFESSIONAL SERVICES, OFFICE OR MEDICAL USES.

Steeped in history, Bleadon was mentioned in the Domesday Book. Today, it is a thriving and welcoming community offering a range of local amenities - as well as great commuting links to the nearby motorway network.

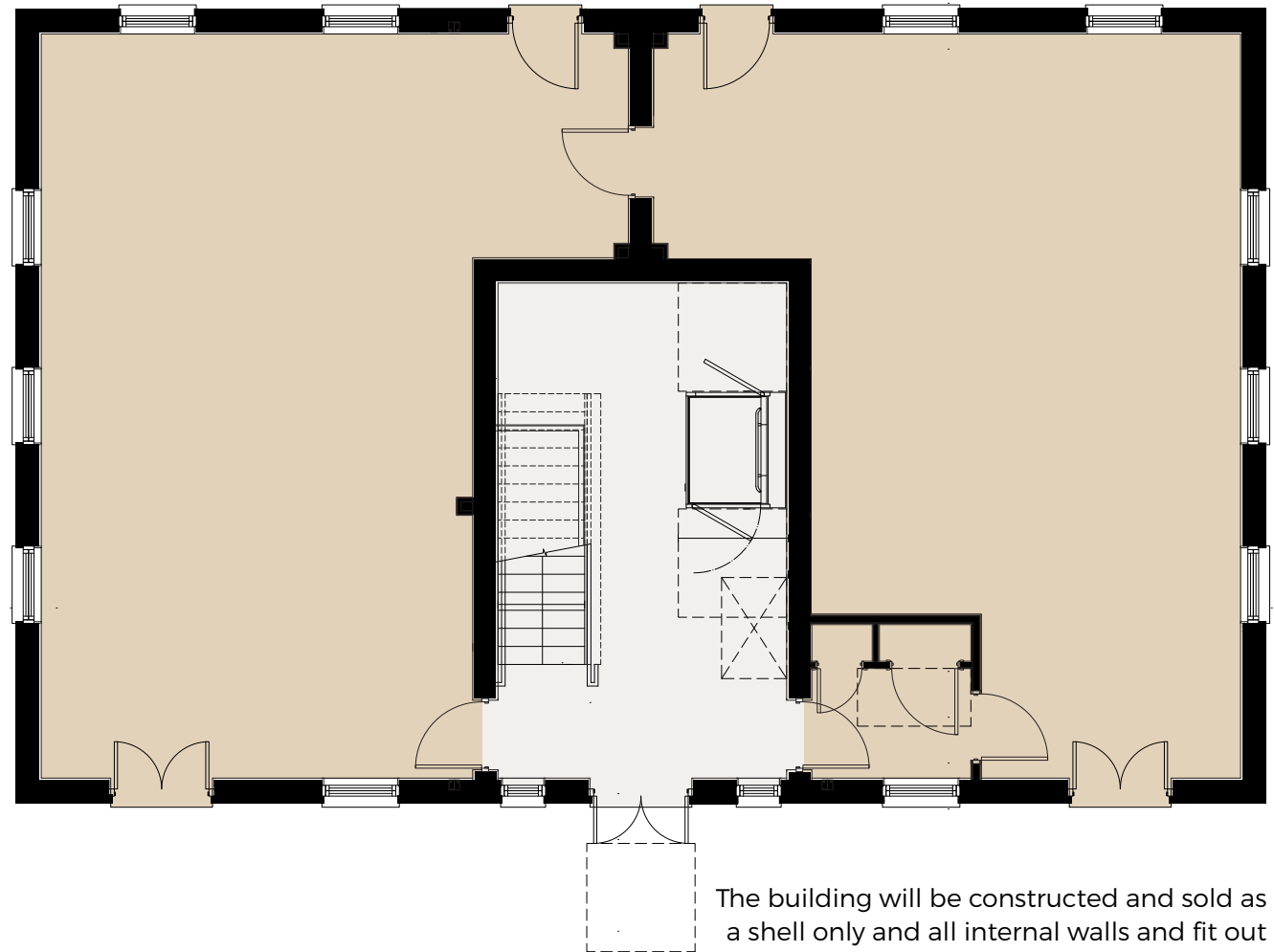


SCHEDULE OF ACCOMMODATION

Floor	Sq Ft	Sq M
Ground	1,478	137.36
1st	1,479	137.36
2nd	1,193	110.85
Total	4,150	385.57

SPECIFICATION

- Level door access
- Attractive recon stone exterior with red brick tiled quoins
- Flat roof with tiles mansard
- Space and slab cut out formed for future lift
- LED lighting
- Parking for 17 vehicles (1:258 sq ft)
- 2 parking spaces to facilitate EV charging
- Secure cycle storage



The building will be constructed and sold as a shell only and all internal walls and fit out will be the responsibility of the purchaser.

TENURE AND RATES

The property is available on a freehold basis.

RATES

The rateable value is yet to be assessed.

COSTS

Each party to bear their own legal and professional costs incurred in the transaction.

SALE PRICE - POA

(VAT payable)

Units 1-6 at Eden's Green

2 Limestone Way, Bleadon,
Weston-Super-Mare, BS24 0AY

Eden's Green is under 4 miles away from Weston-super-mare, with trains to Bristol taking around 30 minutes. M5 Junctions 21/22 are approximately 6 miles away.



VIEWING AND FURTHER INFORMATION
Strictly by appointment only through the sole agent:

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Money Laundering Regulations 2017: Under UK Money Laundering Regulations, Burston Cook require a purchaser to provide information and documentation to satisfy our legal obligations.

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