Units 6 – 8 Oldmixon Crescent

Weston Super Mare BS24 9AX

Available January 2027

To Let

30,171 Sq Ft

CUSHMAN & WAKEFIELD

// PROPERTY HIGHLIGHTS

- **5.5m** EAVES HEIGHT
- OFFICE ACCOMMODATION
- **3** LOADING DOORS
- GOOD PROMINENCE
- **20** PARKING SPACES
- KITCHENETTE FACILITIES
- 4 MILES FROM M5 J.21
- DEDICATED LOADING AREA

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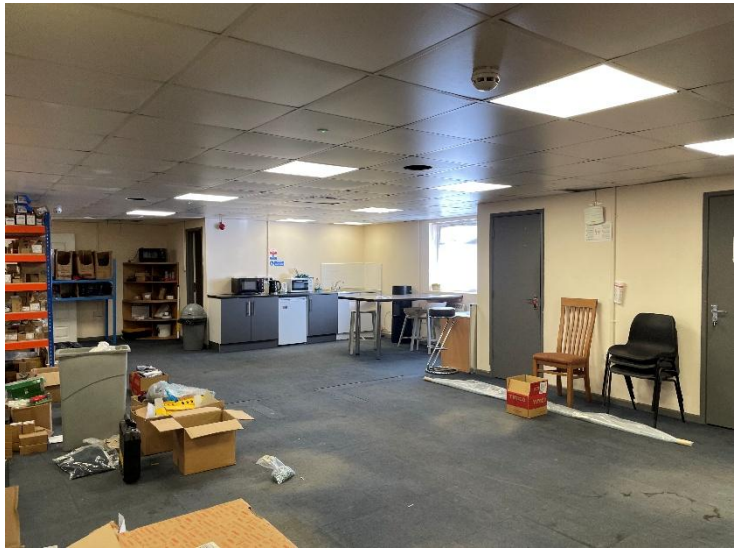
// DETAILS



PROPERTY DESCRIPTION

The property comprises two units constructed around a steel portal frame, with brick & blockwork elevations which have been partially overclad, under a pitched roof incorporating approximately 10% roof lights.

The warehouse space benefits from a concrete floor, LED lighting and an eaves height of 5.5m. Unit 6 is configured with a toilet block and small first floor office space in the rear corner. There are 3 level loading access doors. There are 15 spaces demised along the side elevation, with additional parking to the front.

Unit 7/8 benefits from a larger office incorporating carpeted floors, single glazed windows and suspended ceiling grids with recessed lights, WC, kitchen, and amenity accommodation. Both units have separate three-phase power supplies.

ACCOMODATION	SQUARE FEET	SQUARE METRES
Unit 6 Warehouse	13,942	1,295
Unit 6 GF Amenity	350	32.5
Unit 6 FF Office	350	32.5
Unit 7/8 Warehouse	13,010	1,208
Unit 7/8 Office & Amenity	1,258	116.9
Mezzanine	1,261	117
TOTAL	**30,171 SQ FT**	2,802 SQ M

DISTANCES

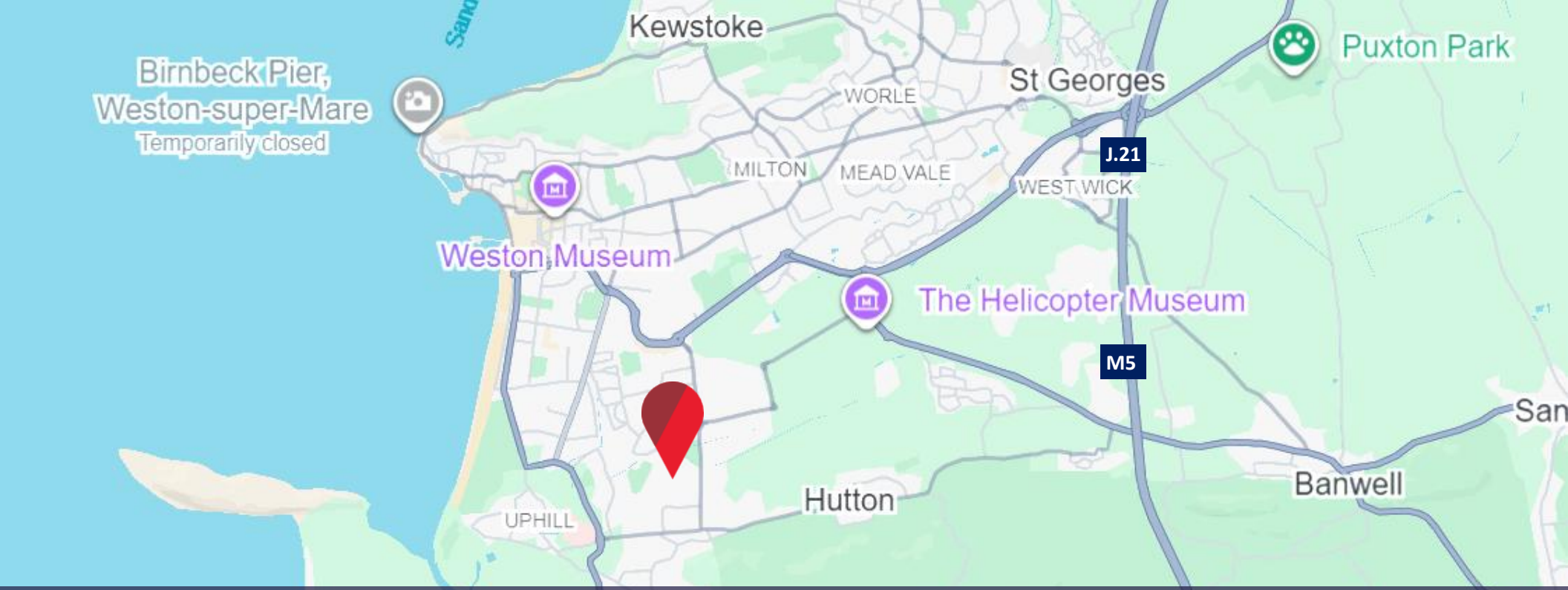
M5 J.21	4 Miles
Bristol	24 Miles
Exeter	58 Miles
Birmingham	114 Miles
London	141 Miles

// LOCATION

Oldmixon Crescent is accessed directly off Winterstoke Road in Weston-super-Mare. The M5 (junction 21) is 4 miles to the East with Weston-super-Mare town centre 2 miles to the North.

Nearby established occupiers include:

- Toolstation
- Screwfix
- GSF Car Parts
- Johnstone's Decorating
- Smurfit Westrock
- Howdens



// DETAILS

TENURE
The units are available by way of a new FRI Lease.

RENT
£7.00psf on a new lease.

RATEABLE VALUE
Available upon request

EPC
C (52)

VAT
All figures quoted are exclusive of VAT which will be charged at the appropriate rate.

PLANNING
We advise all interested parties make their own enquiries with the local council.

SERVICES
We understand that services are provided to the property, including mains water, gas and three phase electricity. Interested parties are advised to make their own enquiries to establish their suitability and capacity.

// CONTACT

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ANTI-MONEY LAUNDERING REGULATIONS

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, C&W will require certain information of the successful bidder.
In submitting a bid, you agree to provide such information when Heads of Terms are agreed.

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