

## INDUSTRIAL / WAREHOUSE TO LET

£12 per sq ft

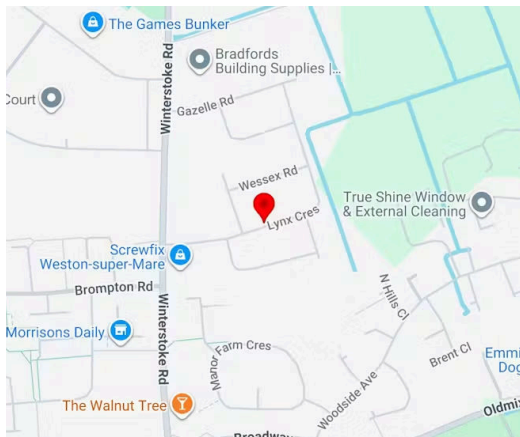
7,143 to 14,287 sq ft

### Unit 27 & 28 Weston Industrial Estate, Gazelle Road, Weston-super- Mare, BS24 9DJ

To be fully refurbished warehouse / industrial unit available combined or individually, forming part of the established Weston Ind Est

- To be fully refurbished
- Available separately or combined
- Electric up and over door
- First floor office and ground floor amenities
- Rear loading area
- Extensive Car parking
- Established trading / industrial estate
- 3 phase electricity supply





## Description

Weston Industrial Estate is a modern, prominent development of highly specified trade, industrial and business units on a well-managed 22 acre business park, in a well-established industrial area of Weston-super-Mare. The estate provides a mix of unit sizes designed to suit a wide variety of occupiers, from local trade and distribution businesses to growing SMEs, with flexible space that can adapt to changing operational requirements.

Set within a well-managed commercial environment, the estate combines practical workspace with excellent connectivity, creating a convenient and flexible base for businesses looking to grow in North Somerset.

Unit 27 & 28 are mid-terraced warehouse with loading to the rear. The unit will be fully refurbished and available combined or individually.

## Location

Weston-super-Mare has a catchment population of 7.4 million people within a 2 hour drive time. It also has a strong and diverse industrial base, which has attracted both national and international companies, including Lidl and Smurfit Kappa, to the area.

The nearby M5 Motorway enables excellent access to Bristol, the South West and the wider national motorway network. Junction 21 of the M5 is within approximately 4 miles. Weston-super-Mare rail station is within 1.5 miles and provides direct high speed connections to London Paddington, with fastest journey times of just over 2 hours.

## Accommodation

| Description                  | sq ft         | sq m            |
|------------------------------|---------------|-----------------|
| Unit 27 - Warehouse          | 6,081         | 564.94          |
| Unit 27 - First Floor Office | 945           | 87.79           |
| Unit 28 - Warehouse          | 6,078         | 564.66          |
| Unit 28 - First Floor Office | 1,066         | 99.03           |
| <b>Total</b>                 | <b>14,170</b> | <b>1,316.42</b> |

## Summary

- Rent: £12 per sq ft
- Business rates: £45,120 per annum
- Service charge: £8,914.35 per annum
- Legal fees: Each party to bear their own costs
- Lease: New Lease

## Further information

- [View details on our website](#)

## Contact & Viewings



Josh Gunn  
01179 732 007 | 07826 889 595  
josh@russellpc.co.uk



Chris Miles  
01179 732 007 | 07970 886740  
chris@russellpc.co.uk



Rob Russell  
01179 732007 | 07540 994 123  
rob@russellpc.co.uk

Thomas Park (Knight Frank)  
0117 945 2648 | 07966 252 816

Ed Rohleder (Knight Frank)

These particulars are believed to be correct but accuracy cannot be guaranteed and they are expressly excluded from any contract.



