WINTERSTOKE RD | WESTON-S-MARE | BS24 9DJ

WESTON INDUSTRIAL ESTATE

FLEXIBLE SPACE
CONNECTED FOR GROWTH

www.westonindustrial.co.uk

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



SPACE TO WORK
ROOM TO GROW

Flexible Space, Connected for growth

Combining modern specifications with flexible accommodation, Weston Industrial Estate offers businesses the opportunity to secure space that can support their operations today while providing the flexibility to grow in the future.





HOME TO LEADING INDUSTRIAL OCCUPIERS

Weston Industrial Estate is already home to a strong mix of regional and national trade, industrial and commercial occupiers, including:

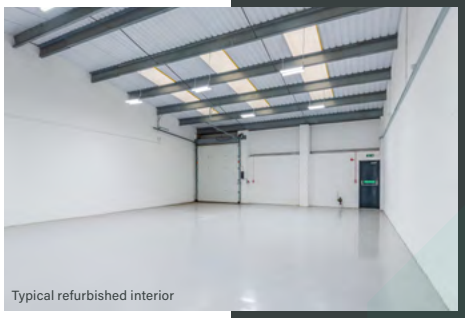
1. SCREWFIX
2. MCT
3. Denmans REXEL GROUP
4. MEDEQUIP
5. DURHAM ANIMAL FEEDS EST. 1969
6. SPARTAN MOTOR FACTORS
7. Bradfords BUILDING SUPPLIES
8. JOHNSTONE'S
9. Famatel.uk
10. National Plastics
11. GSF CAR PARTS

The estate is undergoing a full refurbishment with a wide variety of units available, perfectly suited to businesses looking for high-quality space.



CGI showing proposed entrance sign




Typical refurbished interior





YOUR NEXT SPACE STARTS HERE

- Fully refurbished units
- Well managed environment
- Generous customer / staff parking
- Integrated office's
- Improved Environmental Performance
- 3 Phase electricity supplies
- WC & Kitchenette facilities
- Electric up and over roller doors

LATEST AVAILABILITY

UNIT	SQ FT	SQ M
11	2,185	203.00
18	1,213	112.69
21	1,213	112.69
27	7,143	663.60
28	7,144	663.70
46	2,344	217.76
47	2,326	216.09
48	2,324	215.91
49	2,316	215.16
50	2,314	214.98
57	2,687	249.63
58	2,664	247.49
61	20,956	1,946.88
73	2,249	208.94

Measured on a GEA basis in accordance with the RICS Code of Measuring Practice.



SPACE READY WHEN YOU ARE

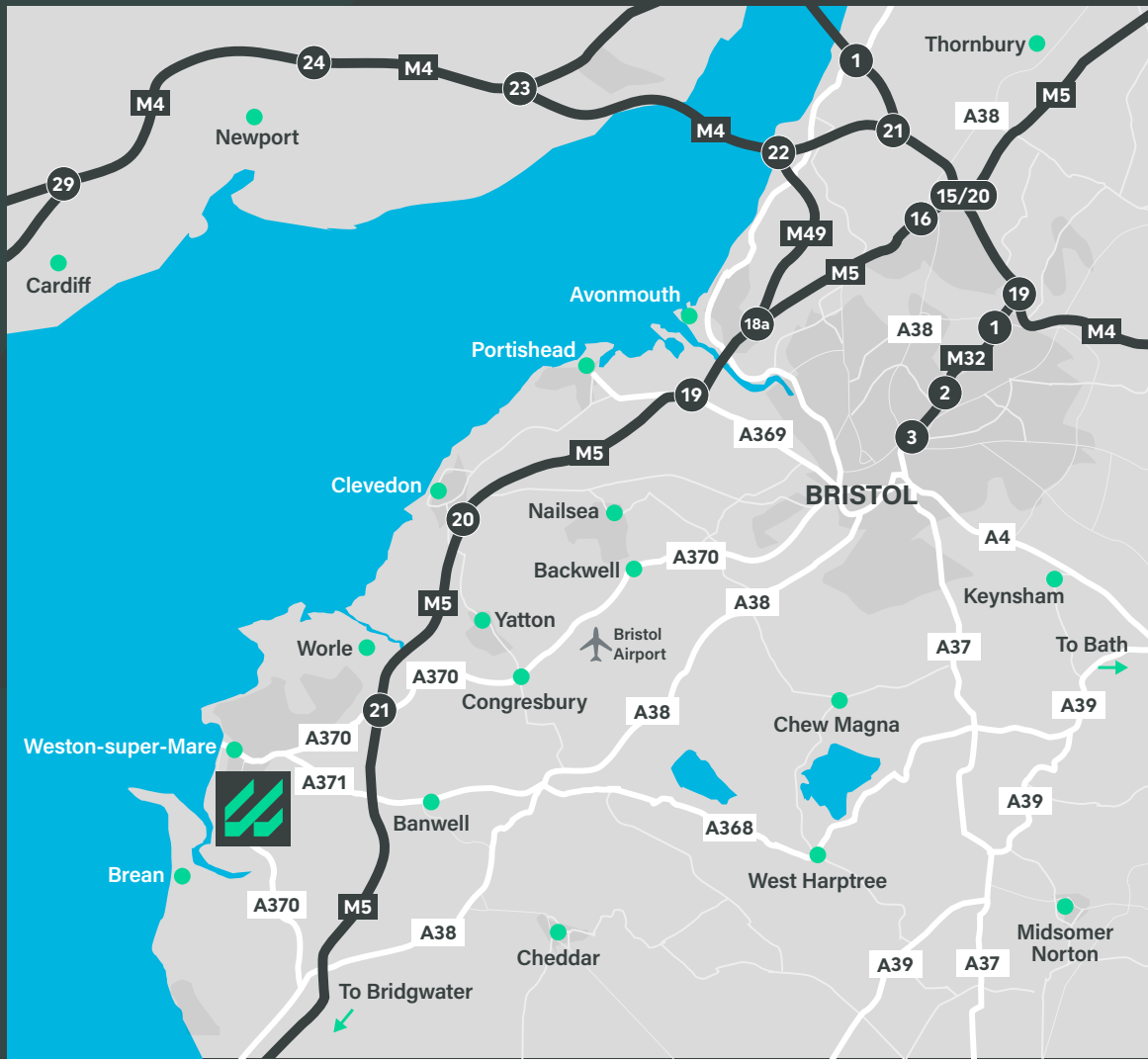
Weston Industrial Estate benefits from excellent connectivity, with Junction 21 of the M5 located approximately four miles away, providing direct access to Bristol, the South West and the wider UK motorway network.

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Sat Nav:
BS24 9DJ

What3Words:
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WORK LOCAL
CONNECT NATIONALLY



Strategically positioned for excellent connectivity

Weston-super-Mare is strategically positioned to serve a catchment of 7.4 million people within a two-hour drive, providing businesses with access to a substantial customer and labour market. The town has developed a strong and diverse industrial economy, attracting a range of national and international occupiers.

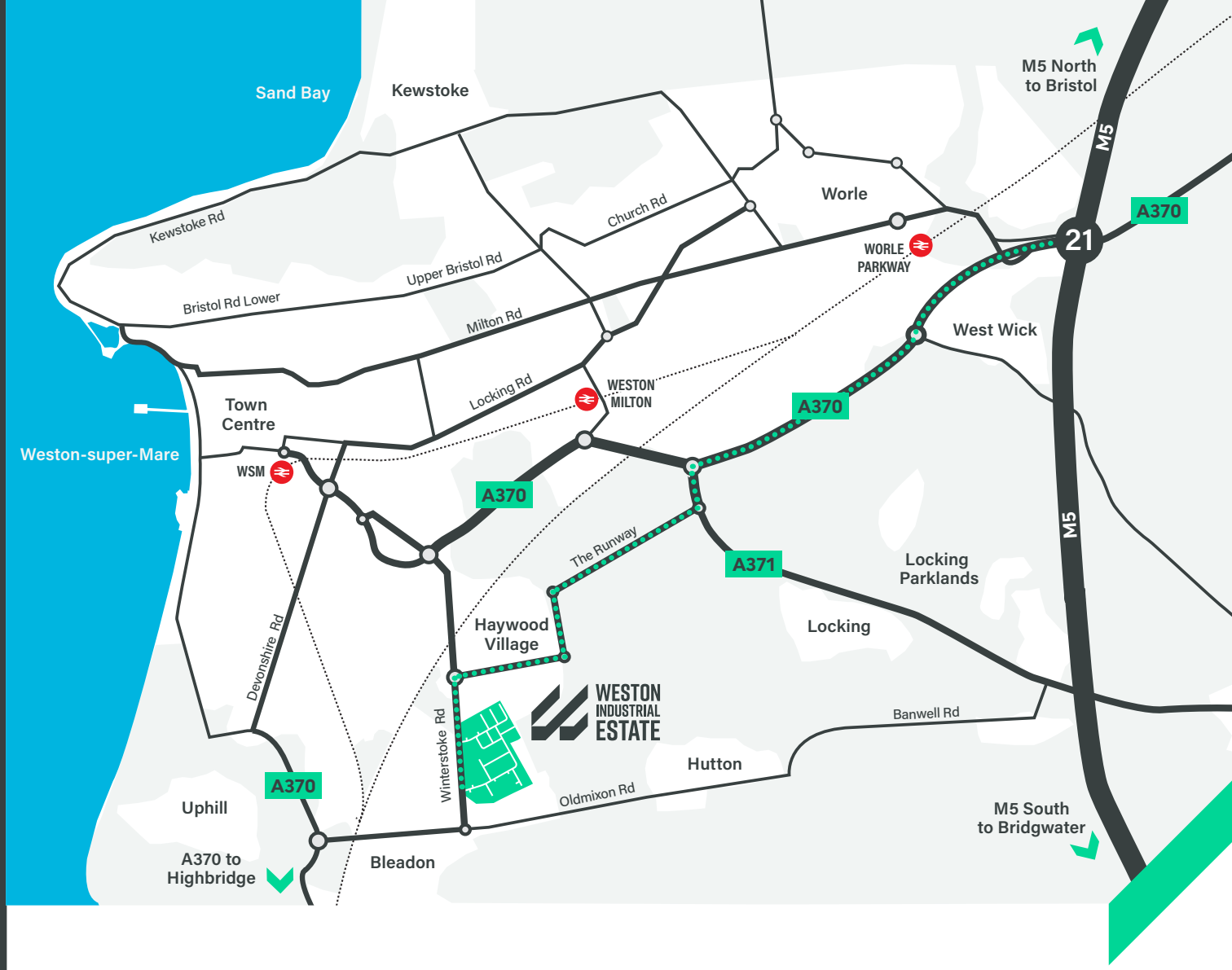
Weston-super-Mare railway station is just 1.5 miles from the estate, offering direct high-speed services to London Paddington in little over two hours.

TRAVEL TIMES

Local connections	Miles
Weston Railway Station	3.4 miles
Weston Retail Park	4 miles
M5 Junction 21	4 miles
Highbridge (via A370)	9 miles
Bristol International Airport	14.5 miles
Bristol (via A370)	22 miles

Motorway connections	Miles
Bridgwater	13 miles
Royal Portbury Docks	17 miles
Taunton	24.5 miles
M4 / M5 Interchange	25 miles
Cardiff	53 miles
London	140 miles

The estate benefits from a wealth of nearby amenities, with Gallagher Retail Park, Weston Retail Park and the ASDA and Waitrose superstores all located close by.



ASDA Waitrose COSTA The Range Home · Leisure · Garden

PUREGYM currys Dunelm halfords

WESTON INDUSTRIAL ESTATE

EPC

To be reassessed post-refurbishment.

Rateable Value

Upon application. For further details please contact the marketing agents.

Estate Service Charge

Building Insurance and an estate service charge (towards the management and maintenance of the common parts) will be payable. Further details are available upon request.

Terms

The units are available by way of new Full Repairing and Insuring leases, for a term of years to be agreed, subject to status.

Rent

Upon application.

VAT

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

Legal Costs

Each party is to bear their own legal, surveyors or other costs incurred in any transaction.

Anti-Money Laundering

All new tenants will be required to provide further identification information to satisfy Anti-Money Laundering requirements, when Heads of Terms are agreed.

Further Information

For further information and to arrange a viewing, please contact the joint agents.

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