

STEPHEN & CO.
— CHARTERED SURVEYORS —
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**ESTATE AGENTS
AUCTIONEERS
VALUERS
BLOCK MANAGEMENT**



**4,
BECKS BUSINESS PARK,
SEARLE CRESCENT,
WESTON-SUPER-MARE,
BS23 3YD**

13 & 15a WATERLOO STREET, WESTON SUPER MARE, BS23 1LA
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UNIT 4
BECKS BUSINESS PARK
WARNE ROAD
WESTON-SUPER-MARE
BS23 3YD

LIGHT INDUSTRIAL/WAREHOUSE UNIT
FOR SALE
Overall Area: 235.23 m² (2532 ft²) approx
2 PARKING SPACES

Forming part of this extensive commercial centre, with occupiers such as ASDA, NEXT and Howards Garages lying approximately one mile from the Town Centre, with easy access to the M5 Motorway, junction 21, approximately three and a half miles distant.

Built of steel portal frame with brick/block and part profiled steel elevations with approximately 10% roof lights.
Eaves height Max: 7.91 m Min: 5.44 approximately.

Ground Floor Unit Overall Area: 167.25 sq.m (1800 sq.ft) with roller shutter door 4.6 m high x 3.8 m wide.
Pedestrian door.
Including
Reception: 16.24 sq.m (174 sq.ft).
Disabled W.c and sink
W.c and Sink

Mezzanine:

Office 1: 15.35 sq.m (165 sq.ft).
Office 2: 8.75 sq.m (94 sq.ft).
Office 3: 7.88 sq.m (84 sq.ft)
Office 4: 28 sq.m (302 sq.ft)
Offices are carpeted with suspended ceiling.
Landing Area: 8 sq.m (86 sq.ft)
Services: Mains gas, electricity, water and drainage.
Outside: 2 vehicle parking spaces and loading bay unit.

Tenure: Freehold

Price: £235000

Rates: Rateable Value: £19,000

E.P.C. Rating: Ordered and to be confirmed.

N.B. All figures are exclusive of VAT where applicable. All measurements and areas are approximate.

Consumer Protection from Unfair Trading Regulation

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor..
Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Data Protection:

When requesting a viewing or offering on a property we will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller(s), but it will not be shared with any other third parties without your consent. More information on how we hold and process your data is available on our website - www.stephenand.co.uk