

STEPHEN & CO.
CHARTERED SURVEYORS
01934 - 621101

**ESTATE AGENTS
AUCTIONEERS
VALUERS
BLOCK MANAGEMENT**



**4,
BRIDGE ROAD,
WESTON-SUPER-MARE,
BS23 3NE**

13 & 15a WATERLOO STREET, WESTON SUPER MARE, BS23 1LA
www.stephenand.co.uk **post@stephenand.co.uk**

UNIT 4 BRIDGE ROAD BUSINESS PARK
BRIDGE ROAD
WESTON-SUPER-MARE
BS23 3NE

INDUSTRIAL WAREHOUSE UNIT
TO LET

Within half a mile of the Town Centre, a short distance from the Railway Station, forming part of this small industrial complex with good access via Winterstoke Road.

Overall Area: 503.16 sq.m (5416 sq.ft)

Maximum Eaves height: 6.7 m Minimum Eaves Height: 4.9 m
Roller Shutter door 4.5 m wide by 4.6m high.

Ground Floor Area: 278.45 sq.m (2998 sq.ft).

Including a
Reception Area:
5.79 sq.m (62 sq.ft) including electrical cupboard and pedestrian access.

Office:
38.40 sq.m (413sq.ft) including suspended ceiling, carpet and understairs storage cupboard.

Kitchen:
11.22 sq.m (120 sq.ft) with Stainless Steel Drainer Unit. .

2 W.C.'s

Overall Mezzanine:
224.64 sq.m (2418 sq.ft) with access from stairs via the warehouse
including

Mezzanine Office:
14.98 sq.m (161 sq.ft) .

Leading to Storage 49.29 sq.m (530 sq.ft).

Services: 3 phase electricity, gas, mains water and drainage.

Outside:
Parking for 2 Cars.

Rates: Rateable Value £14,500.

Tenure: A new Full Repairing and Insuring Lease is available on a term to be agreed.

Rent: £26,000 per annum exclusive of rates.

E.P.C. Rating: ' D'

Costs: Each party to bear own legal costs.

N.B. All quoted figures are exclusive of V.A.T. where applicable.
All measurements and areas are approximate.

Joint Agents:
Chloe Burston
Email: chloe@burstoncook.co.uk
Tel: 0117 314 9952

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

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.