

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



**6,
KILN PARK,
SEARLE CRESCENT,
WESTON-SUPER-MARE,
BS23 3XP**

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6 Kiln Park,
Searle Crescent,
Weston-super-Mare,
BS23 3XP

Industrial Warehouse Unit
TO LET

Overall Area: 298.12 sq.m (3209 sq.ft)

Forming part of this extensive commercial centre, lying approximately one mile from the Town Centre, with easy access to the M 5 Motorway, junction 21, approximately three and a half miles distant. Other occupiers include ASDA, Howards Car Sales, Build Base, NEXT and Waitrose.

This end terrace Unit is part of a rank of Units, and is built of steel portal frame with block and part profiled steel elevations.

Ground Floor Area: 158.46 sq.m (1705 sq.ft) including

Ground Floor Office: 24.56 sq.m (264 sq.ft) with upvc windows, carpeted, accessed from the unit and externally.

Minimum Eaves 4.9 m rising to 6.5 m. Eaves height to Mezzanine 2.4 m.

Roller Shutter Door with 4.25 m height. Pedestrian door with security shutter.

Kitchen newly fitted with stainless steel single drainer unit, wall cupboards and separate sluice sink.

Ladies and Gents W.C.'s with sink and electric water heater.

Stairs to First floor Office: 26.21 sq.m (282 sq.ft) with suspended ceiling and carpet.

Mezzanine: 113.45 sq.m (1221 sq.ft) including a partitioned production room: 74.09 sq.m (797 sq.ft). 4.1 m to the highest part of the eaves.

Features: Newly fitted: Suspended ceilings, motion detecting lights, Alarm, Fire Alarm/ detection system and Security Cameras.

Outside: 11 car parking spaces plus loading bay.

Tenure: Offered by way of a new full repairing and insuring lease for a minimum suggested term of 5 years.

Rent: £27,500 p.a.x.

Rateable Value: £20,750

E.P.C. Rating: 'D'

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

N.B: All figures are exclusive of V.A.T. where applicable.

All measurements 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