

| WESTone

14 NEW INDUSTRIAL BUSINESS UNITS

IN A STRATEGIC SOUTH WEST LOCATION

WESTON GATEWAY BUSINESS PARK

J21 M5 • FILERS WAY, WESTON-SUPER-MARE BS24 7JP

FOR SALE OR TO LET



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DEVELOPMENTS

LOCATION

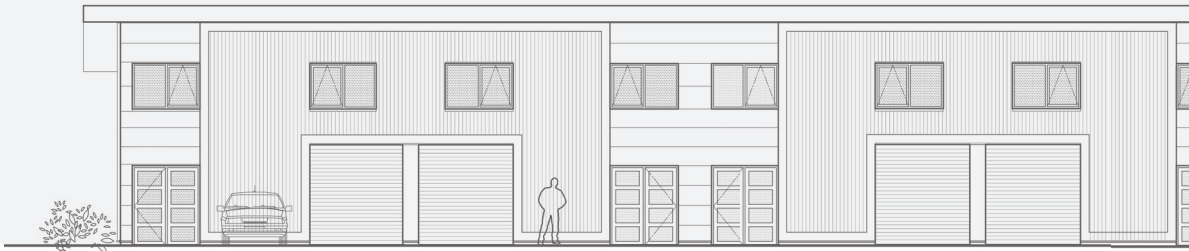
WESTON GATEWAY BUSINESS PARK
FILERS WAY, WESTON-SUPER-MARE BS24 7JP

- 1 Min to M5 (J21)
- 3 Min to Mainline Train Station
- 5 Min to Weston Town Centre
- 15 Mins to Bristol and Avonmouth
- 20 Mins to Hinkley Point C

West One is ideally located within the Weston Gateway Business Park, part of the J21 Enterprise area. Only minutes from the M5 at Junction 21 and a short walk to Worle mainline train station with regular routes to Bristol, Birmingham, London and easy access to Bristol airport make it one of the South West's most high profile business parks.

Limited to only 14 units comprising either 825 sqft, 1245 sqft and 1870 sqft units can be easily combined to suit your requirements. There is also a design and build opportunity for up to 7500 sqft.

Whether you're a successful growing company or an investor looking for a prime investment, West One is your unique opportunity to acquire the freehold or a leasehold, and with the strong economic growth of North Somerset and the continued development of Western-super-Mare through ongoing investment it puts you in a key position to benefit from this expansion.



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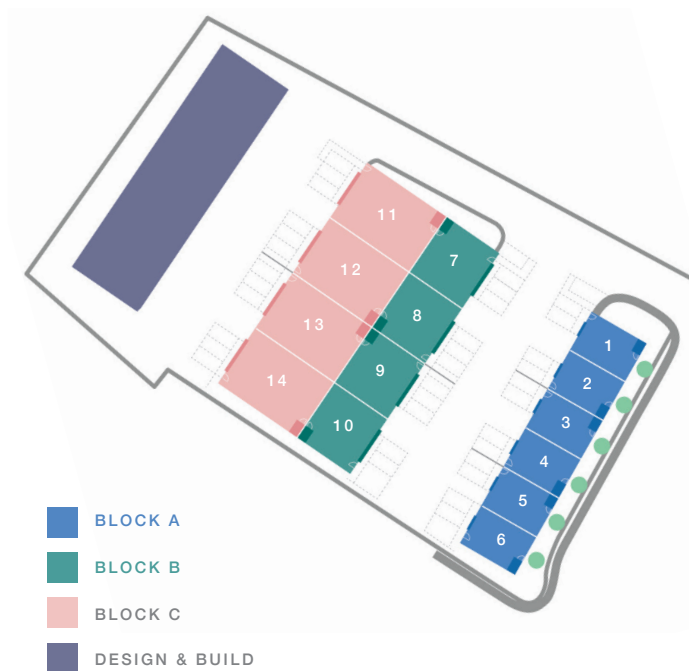
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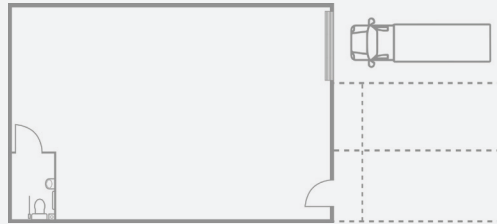
BLOCK A		BLOCK B		BLOCK C	
1	825 sqft	7	1245 sqft	11	1870 sqft
2	825 sqft	8	1245 sqft	12	1870 sqft
3	825 sqft	9	1245 sqft	13	1870 sqft
4	825 sqft	10	1245 sqft	14	1870 sqft
5	825 sqft	BLOCK D DESIGN & BUILD UP TO 7500 sqft / 696.77 sqm			
6	825 sqft				

All of the above floor areas are approximate, gross internal, scaled off plan.



BLOCK A

6 UNITS / UNITS 1-6 / 825 sqft / 76.7 sqm

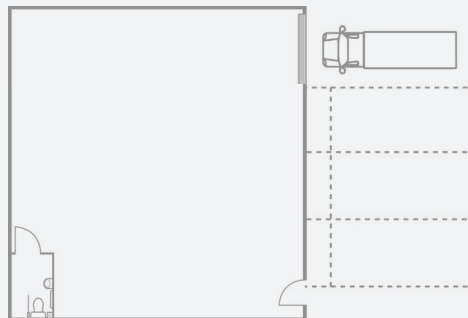


Typical Layout

- 5.5 m to underside of haunch
- 2.5 m high x 2.65 m wide commercial roller shutter doors
- Additional glazing and profiling on end of terrace units
- Disabled WC provisions
- Mains Electric (3 Phase), Gas, Water, Telecom and Broadband supplied to each unit
- Separate pedestrian access
- Allocated car parking for each unit

BLOCK B

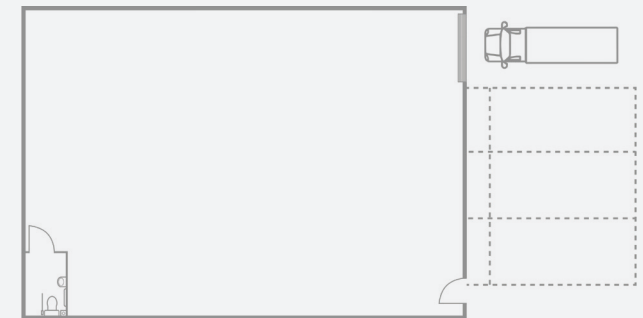
4 UNITS / 7-10 / 1245 sqft / 115.7 sqm



Typical Layout

BLOCK C

4 UNITS / 11-14 / 1870 sqft / 173.7 sqm



Typical Layout

ADDITIONAL INFO

TENURE

Freehold or Leasehold.

LEASE TERMS

New full repairing and insuring lease(s) for a term to be agreed, subject to upward only open market rent reviews.

RENT & PRICE

On application.

SERVICE CHARGE

There will be a service charge for the maintenance and upkeep of the common areas of the Estate.

VAT

VAT will be payable on the price/rent.

BUSINESS RATES

To be assessed on completion. If eligible, business rates are exempt and small business rates relief applies to units with a rateable value below £12,000.



IMPORTANT NOTICE: Landmore Developments and Cobux and their clients give notice that: (i) they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Landmore Developments and Cobux have not tested any services, equipment or facilities. (iii) Purchasers must satisfy themselves by inspection or otherwise.