

To Let – one unit remaining



Modern Distribution/Office Building adjacent to J21 M5

**Unit 3
Red Lodge Business Park
West Wick
Weston Super Mare
BS24 7TN**

11,455 sq ft (1,064.16 sq m)

LOCATION

Red Lodge Business Park is located immediately adjacent to junction 21 of the M5 motorway at Locking Castle, approximately 18 miles south west of Bristol City Centre and 3 miles east of Weston Super Mare Town Centre.

DESCRIPTION

The property comprises three modern distribution/office building which are currently interconnected of steel portal frame construction with a combination of insulated clad and brick/block elevations. Loading access is via electrically operated roller shutter doors (4.2m wide x 5m high). The internal height to the eaves comprises 6.9m.

The properties have office accommodation arranged at ground and first floor, together with ancillary WC and kitchen facilities. Unit 3 currently has a mezzanine floor. Externally, dedicated car parking and commercial vehicle access is provided to the front of the property.

ACCOMMODATION

The building has been measured in accordance with the RICS Code of Measuring Practice (6th Edition):

Unit 3	Sq ft	Sq m
Ground Floor Warehouse	9,948	924.16
First Floor Office	1,507	140
Total	11,455	1,064.16
Mezzanine Storage	8,397	780.09

Unit 4 – UNDER OFFER	Sq ft	Sq m
Ground Floor Warehouse	9,919	921.60
First Floor Office	1,544	143.36
Total	11,463	1,064.97

Unit 5 – LET	Sq ft	Sq m
Ground Floor Warehouse	10,030	931.84
First Floor Office	1,686	156.71
Total	11,716	1,088.44

All measurements are approximate Gross Internal Areas.

SERVICES

We understand the property benefits from mains gas, 3 phase electricity, water and drainage.

We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

PLANNING

The unit has most recently used for storage and distribution (B8) purposes but may be suitable for light general industrial use, subject to the necessary statutory consents. Interested parties are advised to contact North Somerset Council on 01934 888 888.

TERMS

The properties are available by way of new Full Repairing and Insuring Lease for a term of years to be agreed to incorporate 5 yearly upward only rent reviews.

RENT

Upon application

SERVICE CHARGE

A maintenance charge will be applicable in respect of the communal services to the estate.

Special Note

Attention is drawn to the area hatched in blue on the site plan which is currently fenced but forms part of the wider estates common parts.

BUSINESS RATES

According to the Valuation Office Agency website (www.voa.gov.uk) the property has a rateable value of:

Description: Warehouse & Premises
Rateable Value: £151,000

The occupation of part will result in a reassessment of the rates.



REFERENCES/RENTAL DEPOSIT

The landlord reserves the right to request a rent deposit and/or references.

LEGAL COSTS

Prospective tenant will bear the Landlord's legal fees.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the Rent/Sale price. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

THE CODE FOR LEASING BUSINESS PREMISES IN ENGLAND AND WALES 2007

Please see www.leasingbusinesspremises.co.uk.

ASBESTOS REGULATIONS

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

ENERGY PERFORMANCE CERTIFICATES

The energy performance asset rating is D (91).

The full certificate and recommendations can be provided on request.

SUBJECT TO CONTRACT

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VIEWING ARRANGEMENTS/FURTHER INFORMATION

Alder King Property Consultants

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Important Notice. These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.



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