



OFFICE UNIT To Let

Unit 1, Hewish, Weston-Super-Mare, North Somerset BS24 6RT

- Excellent sized office
- Allocated car parking
- Good access to Junction 21 of M5 Motorway
- Comprises a total of 1,315 sq ft (122 sqm)

Rent:
£12,000 per annum

Location

The premises is located along the A370 at Hewish, Nr Weston-super-Mare offering excellent road links to the surrounding area. The offices are situated on a business park with adjacent showroom and offices.

Hewish is a popular area where a number of small businesses are currently located. The premises is approximately 1.5 miles from Junction 21 of the M5 motorway offering excellent road links to both the north and south. Bristol lies approximately 12 miles distant to the north.

Description

A single storey, modern office situated adjacent to the A370 offering excellent access to the surrounding area.

The property comprises single floor offices providing three individual offices, foyer and kitchenette facility with a shared WC area immediately adjacent. There is a large tarmac area to the north of the offices providing a total of 4 allocated car parking spaces.

Sub-letting

The tenant will not be permitted to sub-let any part of the premises.

Accommodation

We calculate the net internal areas to be as follows:-

Offices	111.22 sq m	1,315 sq ft
Kitchenette	11.04 sq m	118 sq ft
TOTAL	122.26 sq m	1,433 sq ft

Services

Mains electricity, water and drainage are connected.

Business Rates

The tenant will be responsible for all Business Rates payable at the premises as determined by the Valuation Office Agency.

Energy Performance Certificate

Attached is a copy of the Energy Performance Certificate specifying the Asset Rating of the property.

Terms

The property is being offered on a Full Repairing and Insuring Basis at a guide rent of £12,000 per annum. The tenancy agreement is being offered on flexible terms to be negotiated between parties. The lease will be contracted out under the provisions of the Landlord & Tenant Act 1954.

VAT

We are advised that the building is not registered for VAT therefore the rent payable will be exclusive of VAT.

Viewing

Strictly by appointment with sole agents:-

Greenslade Taylor Hunt, 75 – 77 High Street, Burnham on Sea, Somerset, TA8 1PE.

Email: robert.baker@gth.net

Telephone: 01278 765588



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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