

# Unit 1, 12 Beaufighter Road

WESTON SUPER MARE, BS24 8EE

Unit to lease



savills

## LOCATION

The property is situated on Beaufighter Road just off from the A391/A371/A370 leading to the Junction 21 of the M5. This junction is approximately 2.5 miles unit. The site also benefits from Weston super Mare train station being only 2.6 miles away.

Neighbouring occupiers include, Better Kitchens, Datal Services and Bristol Ambulance EMS

Floor Area	Sq Ft	Sq M
Ground Floor	2,603	241.82
First Floor	1,324	123.00
<b>Total</b>	<b>3,927</b>	<b>364.82</b>

## DESCRIPTION

The property comprises a modern semi-detached industrial unit built around a steel portal frame, with blockwork elevations and infilled corrugated steel composite panels, under a profile pitched roof.

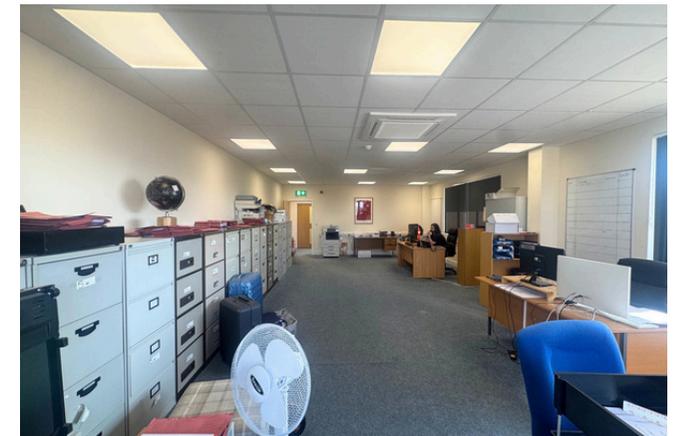
The ground floor benefits from two WCs and a kitchenette. The first floor mezzanine extends the full depth of the unit and has been extensively fitted out for both open plan and private offices. The warehouse benefits from 7.5m eaves height.

## TERMS

The property is available on a new fully repairing and insuring lease for a term to be agreed

## PLANNING

The property has planning permission to operate within the uses E, B2 & B8



**Beaufighter Road**

Weston Super Mare, BS24 8EE



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## RENT

Upon Application.

## BUSINESS RATES

The property has a rateable value of £25,500. Based on the current UBR rates payable are circa £12,724.50 per annum. This is based on the 1<sup>st</sup> April 2026 valuation.

## EPC

The property currently has an EPC rating of 38B which is valid until 14<sup>th</sup> July 2029

## LEGAL COSTS

Each party to bear their own costs

## VIEWINGS

Please contact sole agents, Savills

## CONTACT

For further information please contact:

### Niamh O'Donnell

Apprentice Surveyor  
niamh.odonnell@savills.com  
07977 567 297

### Robert Cleaves

Director  
rcleaves@savills.com  
07970 494 371

