



For Sale

Light Industrial/Warehouse Unit For Sale in Weston-super-Mare

- Rare Freehold Opportunity
- Adjacent to J21 of the M5 Motorway
- Parking and Loading Access
- Small Yard to the Rear
- Good Height for Future Mezzanine Installation

Unit 6 Red Lodge Business Park

Warleys Lane, Weston-Super-Mare, BS24 7TN

2,340 sq ft

217.39 sq m

Reference: #39997

Unit 6 Red Lodge Business Park

Warleys Lane, Weston-Super-Mare, BS24 7TN



Summary

Available Size	2,340 sq ft / 217.39 sq m
EPC	EPC exempt - Currently being constructed or undergoing major refurbishment

Description

A new build steel portal frame unit set beneath a pitched double skin roof incorporating 10% natural roof lights. Access is provided via a single electrically operated up and over door and separate pedestrian access.

The property has good height with the ability to provide first floor offices via a mezzanine floor. The property provides ground and first floor windows for natural lighting.

Externally there is a loading area and vehicular parking to the front elevation in addition to a rear storage yard.

Location

Red Lodge Business Park is located off Warleys Lane at Locking Castle, approximately 18 miles south west of Bristol city centre and 3 miles east of Weston-super-Mare town centre. The property benefits from excellent communication links and is located immediately adjacent Junction 21 of the M5 motorway.

Nearby occupiers include UK Storage Company, Network Rail and the Lidl Regional Distribution Centre.

Accommodation

The property has been measured on a GIA basis in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises the following:

Description	Size	Availability
Warehouse	2,340 sq ft	Available

Viewings

Strictly via prior arrangement with the sole agents.

Tenure

The property is available Freehold with vacant possession.

Legal

Each party to bear their own costs incurred.

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