



## Unit 54, BW Business Park Oldmixon Crescent, Weston-super-mare, BS24 9BA

### FOR SALE

Area: 3,022.00 sq ft (280.75 sq m) | Price: £340,000.00

### LOCATION

The property is located within the BW Estate on Oldmixon Crescent, which is accessed directly off Winterstoke Road, approximately 2 miles to the south of Weston-Super-Mare town centre and 4 miles from Junction 21 of the M5 motorway.

### KEY FEATURES

- Rare freehold opportunity
- Modern end-terraced unit
- Good security - gates locked at night
- 24/7 access
- 5 - 10 demised car spaces
- 7m eaves (8m clear height)
- Alarmed
- All services connected

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### DESCRIPTION

The property comprises a modern end of terraced warehouse unit of steel portal frame with block/cladding elevations and is only approximately 6/7 years old. Loading is via a single roller shutter door and the internal eaves height is 7m.

The unit has been constructed to a Grade A specification and is available as a shell finish with no offices or amenities but all services connected. Any purchaser can fit-out as they wish. Externally, a demised yard/parking area (up to 10 cars) is provided to the front of the property.

Occupiers of the estate currently benefit from communal canteen, toilets, skip, cardboard disposal and also a forklift.

### FLOOR AREA:

FLOOR	AREA SQ FT	AREA SQ M
Warehouse	3,022.00	280.75
<b>TOTAL</b>	<b>3,022.00 SQ FT</b>	<b>280.75 SQ M</b>

### TENURE:

The property is available on a 999 year lease from 1/1/13. (Virtual freehold)

### PLANNING:

All applicants to make their own enquiries with the Local Planning Authority.

**PRICE:** £340,000.00

**VAT:**

All figures are exclusive of VAT if applicable.

**SERVICE CHARGE:** A service charge is applicable

**RATEABLE VALUE:**

The Rateable Value is £17,250, please contact the agents for Rates Payable.

**LEGAL COSTS:** Each party responsible for their own legal costs.

**EPC:**

Available upon request.

### VIEWING:

For further information or to arrange a viewing, please contact:

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### SUBJECT TO CONTRACT