

# UNIT 4 RED LODGE BUSINESS PARK

WARLEYS LANE | WESTON SUPER MARE | BS24 7TN

**HUNT &  
THORNE**

CHARTERED SURVEYORS



**INDUSTRIAL  
TO LET**

- MODERN WAREHOUSE AND OFFICE ACCOMMODATION
- APPROX. 11,464 SQ FT
- LOCATED ADJ TO J21 OF THE M5 MOTORWAY
- GENEROUS PARKING AND LOADING ACCESS
- AVAILABLE IMMEDIATELY

## LOCATION

Red Lodge Business Park is located off Warleys Lane directly adjacent to j21 of the M5 Motorway and three miles east of Weston-Super-Mare town centre. Bristol City Centre lies approximately seventeen miles to the north-east.

Prominent occupiers in the immediate vicinity include Uk Storage Co, Network Rail and Lidl Regional Distribution Centre



## DESCRIPTION

A modern mid-terrace steel portal frame building, with double skin alloy cladding to the elevations and roof.

Minimum eaves 7.26m. Externally extensive forecourt car parking and loading area to the front of the building.

## ACCOMMODATION

Open plan warehouse to the majority of the ground floor with ancillary staff/office accommodation. Additional high spec office accommodation to the first floor. Floor areas are as follows:

Ground Floor:	926.05 sq m	9,968 sq ft
First Floor Office:	138.97 sq m	1,496 sq ft
<b>Total:</b>	<b>1,065.02 sq m</b>	<b>11,464 sq ft</b>

## RATEABLE VALUE

£68,000

AGENCY - PROPERTY MANAGEMENT - LEASE ADVISORY - INVESTMENT - DEVELOPMENT - ACQUISITION

Hunt & Thorne Limited - Company Registration No 13141652. Suite 3, First Floor Copper Court, Phoenix Way, Enterprise Park, Swansea Wales SA7 9FG

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## LEASE TERMS

The property is available on full repairing and insuring lease terms. Other lease terms to be agreed.

## SERVICE CHARGE

The tenant to contribute to the maintenance of the external common areas via a service charge payment.

## RENT

On Application

## EPC

To be confirmed

## VAT

All prices are quoted exclusive of VAT. Our client reserves the right to charge VAT on all payments.

## FURTHER INFORMATION

For further information or to arrange a viewing, please contact sole letting agents Hunt & Thorne Chartered Surveyors.

## WILLIAM HUNT

[will@huntandthorne.com](mailto:will@huntandthorne.com)

07557090164



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