

Hartnell
TaylorCook



Units 3-4, Red Lodge Business Park

Warleys Lane, Weston-super-Mare BS24 7TN

FOR SALE — MODERN TERRACE OF INDUSTRIAL UNITS WITH ASSET
MANAGEMENT POTENTIAL

OFFERS IN EXCESS OF

£2,600,000

Investment Summary

- Opportunity to acquire a **modern part-let terrace**
- Prominently **located adjacent to Junction 21** of the M5 Motorway
- **22,910 sq ft** of industrial accommodation over two units
- **Freehold**
- Unit 3 is let until January 2028, producing £95,254.50 per annum — a **low passing rent of £8.26 per sq ft**
- Unit 4 is vacant — **opportunity to refurbish and let**
- **Opportunity to agree a surrender** of Unit 3
- **Opportunity to break up and sell off** the units individually
- **Underpinned by vacant possession value**

OFFERS IN EXCESS OF

£2,600,000

Subject to contract and exclusive of VAT (assuming purchasers' costs of 6.40%), reflecting a **low capital value of £113 per sq ft**.





WESTON-SUPER-MARE

Location

85,000

TOWN POPULATION

+7.0%

NORTH SOMERSET GROWTH 2011-2021

20 miles

SOUTH WEST OF BRISTOL

Weston-super-Mare is a well-established coastal town in North Somerset, with a large resident population, a strong visitor economy and a broad local employment base serving the wider North Somerset catchment.

The town forms part of the wider West of England economy, with a diverse business base across advanced manufacturing, logistics, food and drink, technology and professional services. It is a recognised focus for employment growth, underpinned by the Weston Enterprise Area, the Weston Business Quarter and its strategic position adjoining the M5 motorway corridor.



Connectivity

ROAD

Immediate access to Junction 21 of the M5, providing direct links north towards Bristol and the Midlands and south towards Exeter and the wider South West. South Wales is readily accessible via the M5/M4 network.

RAIL

Weston-super-Mare station provides regular services to Bristol Temple Meads in approximately 25 minutes, with connections to Cardiff Central from around 1 hr 13 mins, London Paddington from approximately 2 hrs 15 mins and Birmingham New Street from approximately 2 hrs 25 mins.

AIR

Bristol Airport sits just 11 miles from the town centre, with frequent domestic and international flights to destinations across Europe, the Middle East and beyond.

Situation

The property is situated on Red Lodge Business Park, off Warleys Lane, within an established commercial and industrial location — less than 1 mile from Junction 21 of the M5 and approximately 4 miles from the town centre, with convenient access to the A38 providing wider links towards Bristol, Bath and the South West.

The surrounding area comprises a mix of residential, industrial, trade counter, retail and roadside uses. Occupiers on the estate include Safestore and Network Rail. Nearby occupiers include Howard Tenens — occupying c. 330,000 sq ft on a substantial 15.4-acre site adjacent to the property — together with Furniture 23, Yeats Removals and LiveWest. Amenities are available at North Worle Shopping Centre, including TK Maxx, Homesense, Starbucks, Home Bargains, Lidl, Morrisons, Aldi and McDonald's.

Other established estates nearby include Westland Distribution Park, Worle Industrial Estate and Oakwood Business Park. Weston Industrial Estate, the town's primary industrial location, lies approximately 3 miles west, home to Brinsea Products, Famatel UK, PPG Architectural Coatings and The Parts Alliance.





THE PROPERTY

Description

The property comprises a terrace of two modern industrial units, built in 1998. The units are of brick and blockwork elevations, arranged under a pitched, insulated roof. Both units benefit from an electric roller shutter door and self-contained, concrete yard areas.

Units 3 and 4 benefit from planning permission for any use within former Use Classes B1, B2 and B8, now broadly reflected by Class E(g), B2 and B8 under the current planning use class regime.

SPECIFICATION — EACH UNIT

3 × WCs

Kitchenette facilities

Double-glazed windows

Single roller shutter door

Dedicated, self-contained forecourt parking and yard area

Modern office accommodation including air-conditioning, suspended ceilings and raised floors



ACCOMMODATION

UNIT	SQ FT	SQ M
Unit 3	11,526	1,070.82
Unit 4	11,384	1,057.64
Total	22,910	2,128.46

Approximate Gross Internal Areas, measured in accordance with the RICS Code of Measuring Practice (6th Edition).

TENURE

The property is held on a freehold basis.

TENANCY

The property is part-let to one tenant. Unit 3 is let to Sash Hardware Ltd, on assignment from Deangelo Brothers UK Ltd, who in turn has sub-let to Alumet Systems (UK) Ltd on a lease expiring 24th January 2028, paying a current rent of £95,254.50 per annum, reflecting a low passing rent of £8.26 per sq ft. The lease is contracted outside the security provisions of sections 24–28 of the Landlord and Tenant Act 1954, and the tenant is not currently in occupation. Unit 4 is currently vacant.

A copy of the lease is available upon request.

ADDING VALUE

Asset Management

- Agree a surrender and re-let Unit 3 at market rent
- Refurbish and let Unit 4
- Break up and sell off the units individually

OCCUPATIONAL EVIDENCE

Similar-sized units have shown strong occupational demand and good rental levels within Weston-super-Mare and in prominent motorway-linked locations. Units 1, 2 and 3 at Gordano 19, Portbury — 16,750 sq ft close to the motorway junction — have achieved £11.50 per sq ft.

Rockhaven Business Centre, a two-unit development totalling 33,750 sq ft on Beaufighter Road, Weston-super-Mare, is due to reach practical completion in September 2026 and is being marketed at £200 per sq ft for freehold sales and £12.75 per sq ft for lettings.

Older 1980s units within Weston Industrial Estate have achieved rents in excess of £9.25 per sq ft for similar-sized accommodation.



Further Information

VAT

We understand the property is elected for VAT, and it is anticipated the sale will be treated as a Transfer of a Going Concern (TOGC).

EPC

Unit 3 — C-62

Unit 4 — C-74

Copies of the EPCs and recommendation reports are available upon request.

DATA ROOM

Access to the data room is available upon request.

ANTI-MONEY LAUNDERING

In accordance with the current AML Regulations, the purchaser will be required to provide and satisfy the vendor and their agents on the source of the funds used to acquire the property in advance of an exchange.

PROPOSAL

OFFERS IN EXCESS OF

£2,600,000

Subject to contract and exclusive of VAT (assuming purchasers' costs of 6.40%).

A purchase at this level reflects a **low capital value of £113 per sq ft.**





Contact

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**Hartnell
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