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PROPERTY CONSULTANTS

TO LET

Weston Court

Oldmixon Crescent, Weston-super-Mare, BS24 9AU

Purpose built offices arranged at first and second floor levels and comprising 2,755 – 5,999 sq ft net approx.

Theale House

Location

Weston-super-Mare is located approximately 20 miles south west of Bristol and benefits from good transport communications, with Junction 21 of the M5 motorway being within 3 miles of the property. Weston-super-Mare railway station is located 1.5 miles away, which provides direct services to Bristol Temple Meads railway station.

Weston Court is situated in a prominent position fronting Winterstoke Road, which is only just over 1 mile away from the town centre and all the amenities, including shops, bars and restaurants.

M5



3 miles northwest

W-s-M railway station



1.5 miles northeast

Bristol Airport



12 miles northwest

Bristol



20 miles



Accommodation

Description

The available accommodation is located on the first and second floors and is accessed via a passenger lift. The accommodation is predominantly open plan in nature although a number of meeting rooms and private offices have been retained. The space can also be offered on a furnished basis.

Parking

The accommodation has ample onsite car parking spaces.

Services

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Area	Sq ft	Sq m
First floor	2,755	255.9
Second floor	3,244	301.4
TOTAL	5,999	557.3

Fully accessible raised floors



Suspended ceilings



Comfort cooling



Onsite parking



LED lighting



Kitchenette

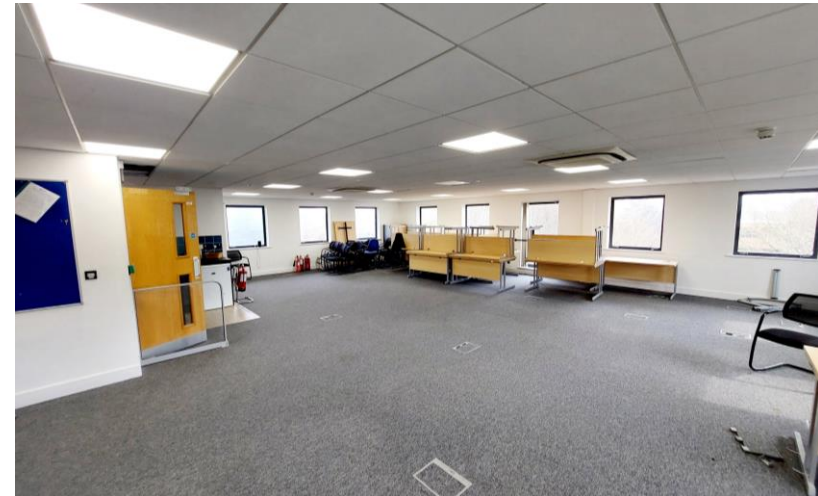


WC facilities



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Planning | Rates | EPC | Terms

Planning

We are advised that the accommodation has planning consent for office use but any occupier should make their own enquiries to the Planning Department of North Somerset Council.

Tel: 01934 888 888 or www.n-somerset.gov.uk.

Business Rates

Interested parties should make their own enquiries to North Somerset Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. www.voa.gov.uk.

Energy Performance Certificate

The EPC Rating is B and the full certificate can be provided on request.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

Terms

The accommodation is available on a new full repairing and insuring service charge lease for a terms of years to be agreed.

Rent

£12.50 per sq ft per annum exclusive of VAT.

Legal Costs

Each party is to be responsible for their own legal costs.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

AML

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



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AK Ref: TWD/101122

Date: March 2025

Subject to Contract

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Important Notice

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796.

Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol BS8 3BA.

A list of all Members is available at the Registered Office.

1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.