

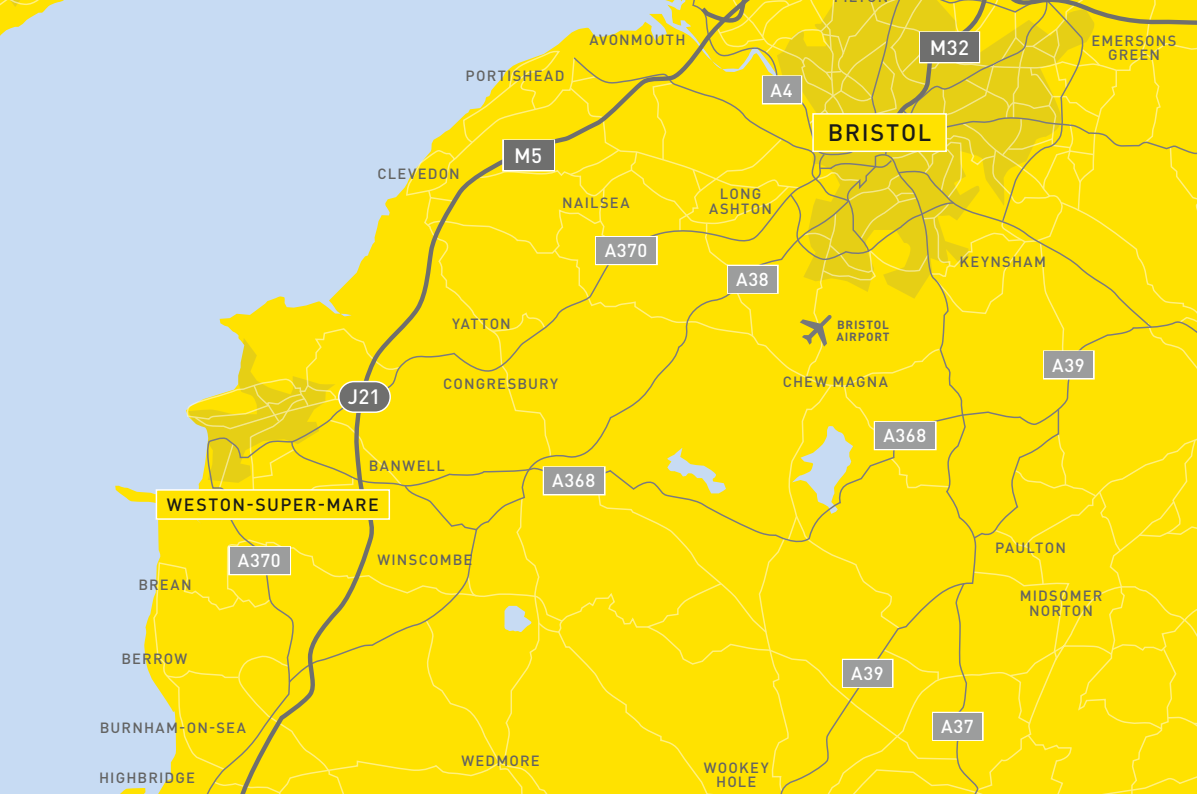
FOR SALE

WAREHOUSE BUILDING AND OPEN STORAGE LAND

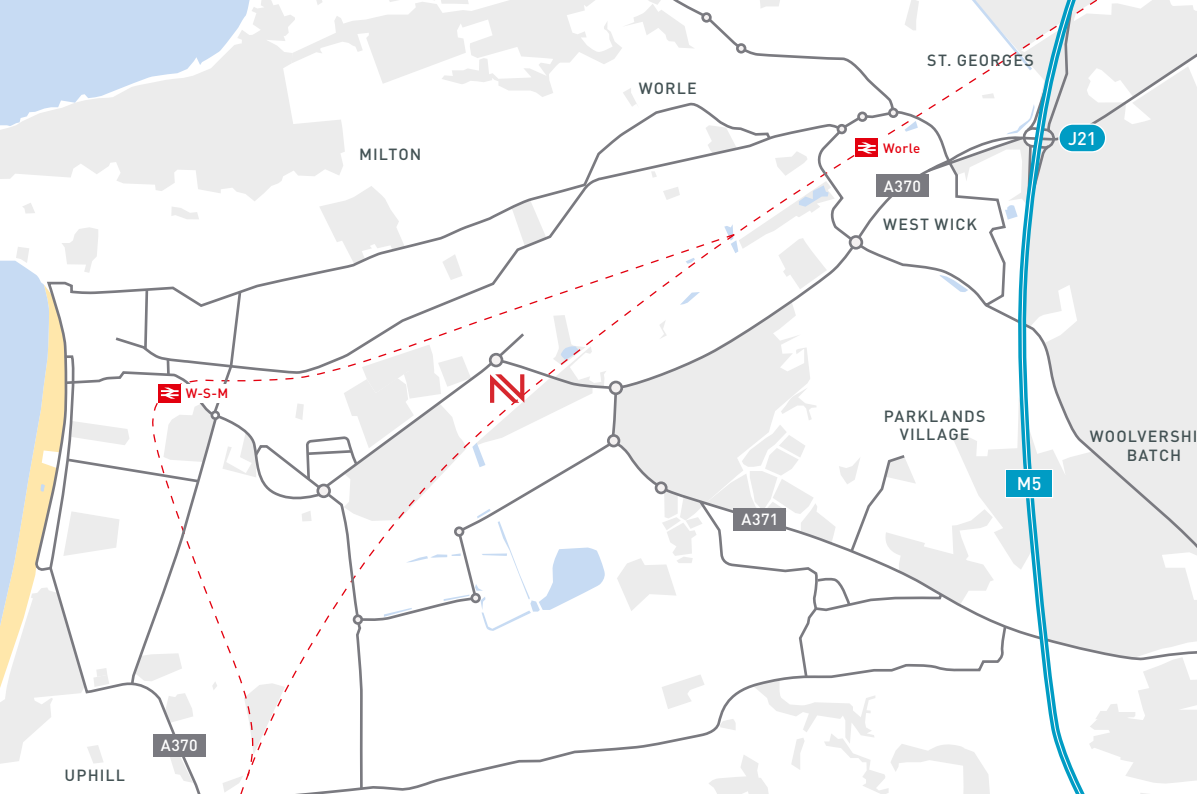
- Available in part or as a whole
- 13.5m eaves height / 14.7m pitch
- Excellent roadside frontage
- Unit clearly visible from the A370
- Low build coverage

17 AISECOME WAY // WESTON-SUPER-MARE // BS22 8NA





// LOCATION



The property is prominently located on Aisecombe Way within Weston super Mare, a well established commercial area characterised by modern industrial units, trade occupiers, car dealerships and retail operators.

Aisecombe Way sits just off the A370, the main dual carriageway route linking Weston super Mare to junction 21 of the M5 motorway, providing excellent regional connectivity for logistics, storage and transport led businesses.

The immediate area is home to a range of national and regional operators including automotive, retail and trade counter uses supporting strong commercial footfall and visibility for occupiers on the estate.

The site is positioned within the Weston super Mare Winterstoke Ward, part of North Somerset's established commercial corridor, benefiting from convenient access to local amenities, transport links and the wider town centre.



// DESCRIPTION

Plot A comprises a modern industrial building of steel portal frame construction with mid brick/blockwork and profile steel clad elevations beneath a metal roof. The property is arranged to provide predominantly open warehouse accommodation, supported by a well presented two storey office situated at the front of the premises.

The warehouse offers an impressive internal height, with an eaves height of approximately 13.5m and a 14.7m height to pitch, making it particularly suited to businesses requiring high bay storage or large volume operational space.

The building benefits from prominent frontage and is accessed via Aisecombe Way, positioned close to the adjacent retail park, enhancing visibility and accessibility for commercial users.

Externally Plot A provides dedicated parking together with hardcore surfaced open storage, suitable for circulation, materials handling and a variety of external storage needs. The site is currently utilised for vehicle and container storage highlighting its versatility.

Plot B extends to approximately 0.85 acres and comprises a secure parcel of storage land with its own exclusive access directly off Aisecombe Way. The surface is a combination of hardcore and grassland, providing flexible accommodation suitable for a wide range of open storage, compound or external operational uses.

FLOOR AREAS

Plot A

	SQ M	SQ FT
Office	212.39	2,286
Warehouse	1,030.49	11,092
TOTAL	1,242.89	13,378

Plot B

0.85 acres of open storage land.

Plot A&B

Gross total site area 1.69 acres (0.68 hectares)

LEGALS COSTS

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

PLANNING

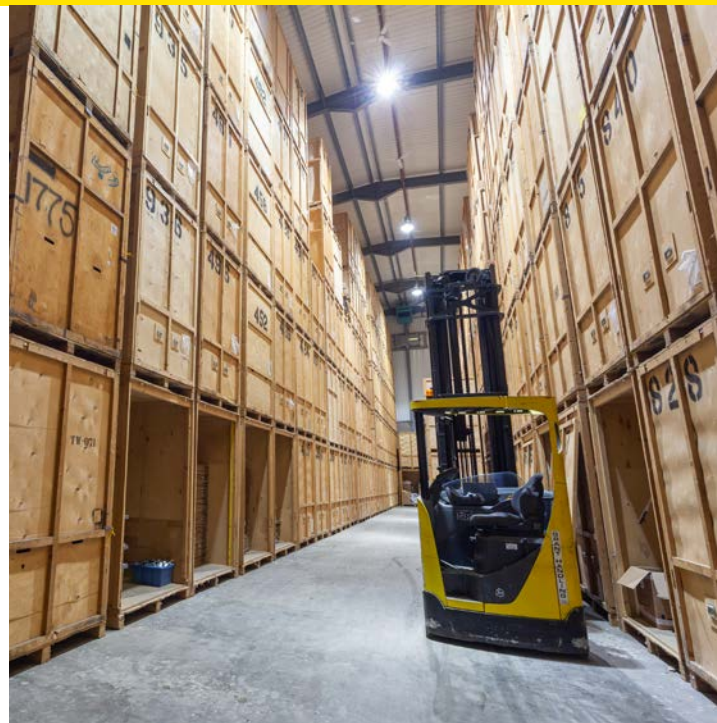
The previous use of the building and land was for storage and ancillary office use. Interested parties should make their own enquiries to the Planning Department at North Somerset Council tel: 01934 888888.

BUSINESS RATES

According to the Valuation Office Agency (VOA) website, the premises as of 1st April 2026 has a rateable value of £96,500 and is described as Warehouse & Premises. Interested parties are advised to make their own enquiries as to exact rates payable.

TENURE

The freehold of the property is available to purchase.



EPC

An EPC has been commissioned and will be available upon request.

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.

VAT

All figures are exclusive of VAT where applicable.

QUOTING PRICE

Plot A

£2,500,000 exclusive

Plot B

£500,000 exclusive

ASSOCIATED DOCUMENTS

Please refer to the agents for further documentation relating the premises.



ANTI MONEY LAUNDERING CHECKS

In line with statutory requirements prospective buyers will need to complete standard anti money laundering checks at the time of agreement of heads of terms.

Carter Jonas

0117 922 1222

carterjonas.co.uk

ED CAWSE

07425 632476

ed.cawse@carterjonas.co.uk

ALISON WILLIAMS

07917 041109

alison.williams@carterjonas.co.uk

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IMPORTANT INFORMATION

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CJ Hollister HD2662 04/2026.