

TO LET

Unit 3 Red Lodge Business Park

West Wick

Weston-super-Mare

BS24 7TN

Modern Distribution/Office Building – 11,455 sq ft



Location

Red Lodge Business Park is located immediately adjacent to junction 21 of the M5 motorway at Locking Castle, approximately 18 miles south west of Bristol City Centre and 3 miles east of Weston Super Mare Town Centre.

M5 J21



xx miles

**Weston-
super-Mare**

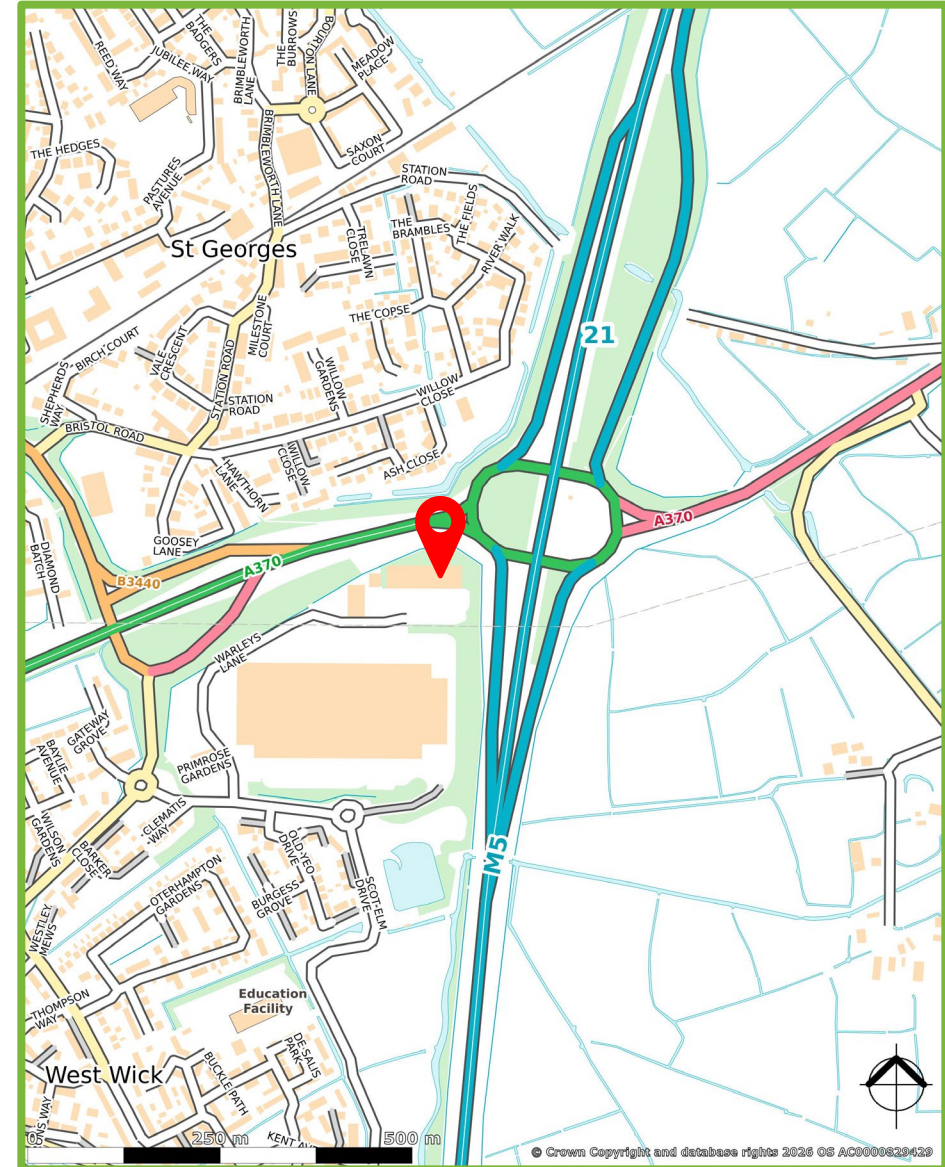


3 miles

**Bristol City
Centre**



18 miles



Accommodation

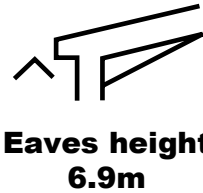
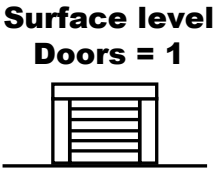
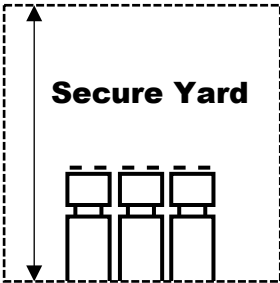
Description

The property comprises a modern end of terrace distribution/office building of steel portal frame construction with a combination of insulated clad and brick/block elevations.

Loading access is via an electrically operated roller shutter door (4.2m wide x 5m high). The internal height to the eaves comprises 6.9m.

The property has office accommodation arranged at ground and first floor, together with ancillary WC and kitchen facilities.

Externally, dedicated car parking and commercial vehicle access is provided to the front of the property. Along with a secure yard area in front of the loading door.



Services

We understand the property benefits from mains gas, 3 phase electricity, water and drainage

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
Ground Floor Warehouse	9,948	924.16
First Floor Office	1,507	140
TOTAL	11,455	1,064.16

Planning | Rates | EPC | Terms

Planning

The unit has most recently been used for storage and distribution (B8) purposes but may be suitable for light general industrial use subject to the necessary statutory consents. All interested parties should make their own enquiries to the Planning Department of North Somerset Council. Tel: 01934 888 888 or www.n-somerset.gov.uk

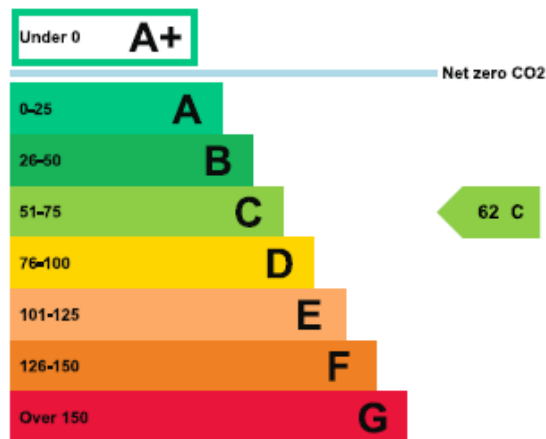
Business Rates

The Valuation Office Agency lists the property as Warehouse and Premises with a rateable value of £79,500. 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

Code for Leasing

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

Energy Performance Certificate



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

Terms

The property is available either by way of an assignment of the existing Full repairing and insuring lease (we are advised expiring January 2028) or by way of an unprotected sub-lease expiring on or before January 2028.

Alternatively, a new lease may be available (subject to a surrender of the existing lease) on commercial terms, with exact lease terms to be negotiated.

Rent

The property is offered to let for £95,255 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 AML requirements when Heads of Terms are agreed.

Viewing Arrangements

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



Alder King Property Consultants

Pembroke House
15 Pembroke Road
Clifton
Bristol
BS8 3BA

www.alderking.com



Emma Smith

0117 317 1090

07788 390651

esmith@alderking.com



Sadie Cole

0117 317 1034

07867 847586

scole@alderking.com

AK Ref: ES/102765 **Date:** July 2026 **Subject to Contract**



COMMERCIAL
AGENCY



INVESTMENT



BUILDING
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PLANNING



RESIDENTIAL
DEVELOPMENT



PROFESSIONAL
SERVICES



MANAGEMENT
SERVICES



ASSET
RECOVERY

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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.

