

TO LET / FOR SALE

**Plot A5 Beaufighter Road
Weston-Super-Mare
BS24 8EE**

Phase 2 – Six Units

2,507 sq ft – 18,177 sq ft GIA



*Image from previous phase

Location

Plot A5 Beaufighter Road forms part of Weston Business Quarter, Weston-Super-Mare is accessed via Locking Moor Road (A371) and Runway Road the cross-airfield link to Winterstoke Road.

The scheme is located approximately 2 miles to the west of Junction 21 of the M5 via the A370 and 3 miles east of the Town Centre.

Bristol is approximately 23 miles to the North.



M5



2 miles

WSM



3 miles

Bristol



23 miles

Taunton



31 miles

Accommodation

Description

The development will comprise eleven units across three buildings forming the second phase of the scheme.

Each building will be of steel portal frame construction with a combination of brick/block and insulated clad elevations.

The units will be offered in a shell condition with services capped off and will benefit from a roller shutter door, pedestrian entrance, WC and a dedicated parking/loading/unloading area

Services

Each unit will be provided with capped services.

Occupiers must satisfy themselves independently as to the state, condition and suitability of these.

Shell specification



Surface level doors = 1 per unit



Power



Onsite parking



Haunch height 6m



1 x Electric vehicle charge point



WC facilities



Accommodation | Tenure | Rents | Prices

The units are available individually or by way of combination. All measurements are approximate Gross Internal Areas.

Tenure

The units are available on new full repairing leases for terms of years to be agreed to incorporate regular upward only rent reviews.

Alternatively, the units are available to purchase on a long leasehold basis (999 years at a peppercorn rent and subject to the estate wide service charge).

Immediately Available:

Building 3	Sq ft	Rent per annum excl	Price excl
Unit 3	5,973	UNDER OFFER	£1,165,000

Building 4	Sq ft	Rent per annum excl	Price excl
Unit 4A	1,851	SOLD	-
Unit 4B	1,851	SOLD	-
Unit 4C	1,851	SOLD	-
Unit 4D	861	SOLD	-
Unit 4E	861	SOLD	-
Unit 4F	861	SOLD	-

Available Q2 2026:

Building 1	Sq ft	Rent per annum excl	Price excl
Unit 1A	3,778	£53,000	£890,000
Unit 1B	3,788	£51,000	£870,000
Unit 1C	2,507	£33,850	£575,000
Unit 1D	2,626	£35,500	£605,000
Unit 1E	2,744	£37,000	£630,000
Unit 1F	2,734	£38,000	£645,000

*All Rents and Prices are exclusive of Rates, VAT, Insurance and Service Charge.

Scheme Plan



▶ Planning | Rates | EPC | Terms

Planning

We are advised that the accommodation has planning consent for Use Class E(g) and B8 (Planning Reference: 21/P/1208/FUL) but any occupier should make their own enquiries to the Planning Department of North Somerset Council. Tel: 01934 622 669.

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

An EPC will be commissioned and upon completion will be available for inspection.

Code for Leasing

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

Legal Costs

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

AML

All tenants/purchasers will be required to provide relevant information to satisfy the AML/KYC requirements when Heads of Terms are agreed.

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/purchase price. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

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

AK Ref: ES/SC

Date: November 2025

Subject to Contract



Emma Smith

0117 317 1090

07788 390 651

esmith@alderking.com



Sadie Cole

0117 317 1034

07867 847 586

scole@alderking.com

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.