



Unit 4, M T C Business Park Oldmixon Crescent, Weston-super-Mare, North Somerset, BS24 9AY



DAVID PLAISTER

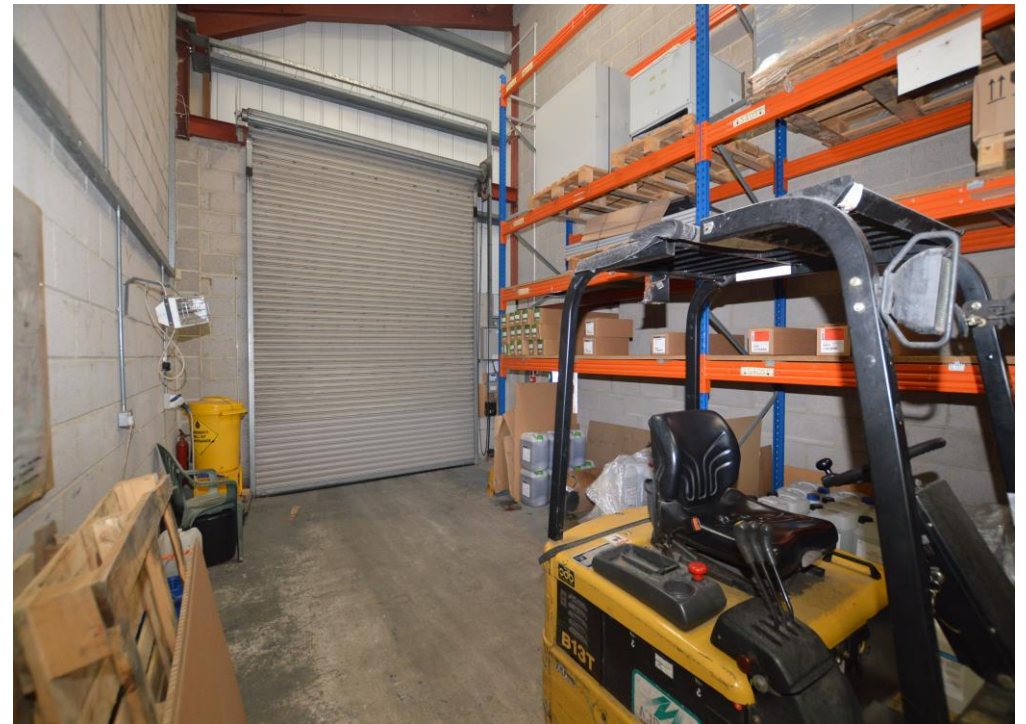
PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

## Unit 4, M T C Business Park, Oldmixon Crescent, Weston-super-Mare, North Somerset, BS24 9AY

Annual Rental Of £22,000 plus VAT

David Plaister Ltd are delighted to offer this super light and spacious commercial unit TO LET. Boasting circa 2,800 sq. ft, this unit comprises of a large main room, a kitchen area, a cloakroom and a mezzanine with two internal rooms. This unit is also strategically positioned within reach of all local amenities and transport links including bus routes, Weston train station, and the nearby M5 Motorway Junction 22. There are also two valuable off street parking spaces available. The unit is supplied by gas to the building and three phase electrics. Deposit and referencing checks required. Commercial EPC Rating: C58. Full repairing and insurance terms by negotiation. Available from 1st May 2024. Rent is subject to VAT.

- A superb circa 2,800 sq. ft industrial unit TO LET
- Two valuable off street parking spaces
- Located in a strategic position close to transport links
- Spacious and tidy unit
- Gas to the building and three phase electrics
- Deposit and referencing checks required



# Accommodation

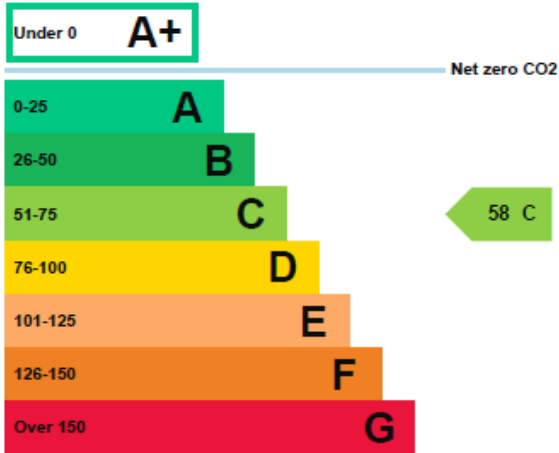
Main Room 59' 11" x 62' 2" (18.27m x 18.94m) reducing to 11.80m

Kitchen Area

Cloakroom

Mezzanine 40' 1" x 32' 6" (12.23m x 9.90m)

Mezzanine with two internal rooms.



Company Registration No. 08744483 VAT No. 173 8517 84

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

DAVID  
**PLAISTER**

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

12 South Parade, Weston-super-Mare,  
North Somerset, BS23 1JN

01934 815 053 info@davidplaister.co.uk

www.davidplaister.co.uk