



Unit 10 Westmans Industrial Estate Love Lane, Burnham-On-Sea, Somerset, TA8 1EY



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

Unit 10 Westmans Industrial Estate, Love Lane, Burnham-On-Sea, Somerset, TA8 1EY

Annual Rental Of £6,000 plus VAT

David Plaister are delighted to offer this first floor office space TO LET. Located in a strategic position within Burnham-On-Sea with access to local amenities and transport links, this office space compromises circa 900 sq. ft providing a spacious main office area, a modern kitchen, and W/C facilities. The premises also boasts two valuable off street parking spaces for added convenience. Flexible terms are available and there are additional internal repairing and insuring terms. Available immediately - deposit and references required. EPC Rating: TBC

- A first floor office unit circa 900sq foot TO LET
- Within reach of local amenities and transport links
- Two valuable allocated off street parking spaces
- Kitchen and W/C facilities
- Internal repairing and insuring terms
- Flexible terms available



Premises

Entrance

To the front of the property there is a private entrance door and stairs rising to the first floor hallway.

Hallway

Doors to principal rooms, ceiling light.

Main Office Room 34' 2" x 15' 8" (10.41m x 4.78m)

A UPVC double glazed window to the front, power supply points, electric heater, door to internal meeting room, various ceiling lights.

Meeting Room 16' 6" x 10' 1" (5.02m x 3.08m)

An internal meeting room area with power supply points and ceiling lights.

W/C

A low level W/C, timber framed single glazed window, wash hand basin and ceiling light.

Kitchen Facilities

A range of wall and floor units with worktops and tiled splashback over, stainless steel sink and drainer, four ring electric hob, space for appliance, timber frame single glaze window, and a ceiling light.

Parking

Two allocated off street parking spaces.



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.

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

01934 815 053 info@davidplaister.co.uk

www.davidplaister.co.uk