



## UNIT 22, LYNX CRESCENT

1,208 ft<sup>2</sup> (112.23 m<sup>2</sup>)

### DESCRIPTION

Situated on Lynx Crescent providing good quality accommodation. The unit is constructed on a steel portal frame with profile metal clad elevations. The unit also provides ancillary office accommodation to the front elevation.

### LOCATION

The units are located on Weston Industrial Estate, a development of modern well specified business units covering 22 acres. The estate is opposite the older estate of Oldmixon.

The nearby M5 Motorway enables good access to the South West and the national motorway network via Bristol and the M4, approximately 20 miles to the North. Junction 21 of the M5 is approximately 4 miles distant, British Rail provides regular intercity services from Weston-super-Mare to Bristol (30 minutes) and London (2 hours and 15 minutes).

### DRIVE TIMES

Weston Railway Station	1.5 miles
M5 (J21)	4 miles
M5 (J22)	7 miles
Bristol International Airport	14 miles
Royal Portbury Dock	17 miles
Bristol	24 miles
M4 (J20)	26 miles
Taunton	28 miles
Bath	32 miles
Newport	40 miles
Gloucester	56 miles



### LEASE TERMS

New Full Repairing and Insuring lease for a term of years to be agreed.

### BUSINESS RATES

For verification of the current business rates, interested parties are advised to contact the Local Authority.

### SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

### LEGAL COSTS

Each party to be responsible for its own legal costs

### V.A.T.

All figures quoted are exclusive of VAT where applicable.

