

TO LET

Carter Jonas



First Floor
8 Oakwood Business Park
Oldmixon Crescent
Weston-Super-Mare
BS24 9AY

Modern Open Plan Offices with Parking

Approximately 1,367 Sq Ft (127 Sq M)

- **3 Forecourt parking spaces**

LOCATION

The property is located on Oldmixon Crescent which lies 1 mile south east of the town centre of Weston Super Mare accessed via the Winterstoke Road.

There is easy access to all the town centre amenities including the town's railway station, whilst there is swift access to Junction 21 of the M5 Motorway via the A370.

DESCRIPTION

The property comprises modern purpose built offices within a two storey brick built complex.

The subject offices are accessed off a smart modern entrance hall with staircase access to the First Floor.

The accommodation comprises recently refurbished open plan offices arranged with a reception area, demised male & female toilets, two large meeting rooms and a kitchenette.

The offices benefit from carpeted/laminate flooring, excellent decoration, suspended ceiling with recessed air conditioning.

The accommodation is offered with furniture.

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

ACCOMMODATION

The net internal accommodation extends to approximately 1,367 sq ft (127 sq m).

CAR PARKING

There are 3 forecourt car parking spaces.

LEASE

The property is let for a term of 5 years from 6th December 2024 with a tenant only break clause effective on 6th December 2027. Flexible terms are available. The property is let on full repairing and insuring terms with a service charge,

RENT

£19,980 per annum exclusive of VAT, rates and service charge.

LEGAL COSTS

All parties will be responsible for their own legal costs.

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BUSINESS RATES

Rateable Value: £14,250.

Rates Payable 2026/2027 £7,110.76

EPC

The accommodation has an EPC B 46 rating, expiring in July 2032.

VAT

All figures quoted are exclusive of VAT.

VIEWINGS

All viewings should be made through the sole agents
Carter Jonas 0117 922 1222

ANTI-MONEY LAUNDERING CHECKS

From May 2025, The Office of Financial Sanction Implementation (OFSI) requires Carter Jonas to carry out AML checks on all tenants, guarantors and purchasers of commercial property. Where deals are agreed, the relevant parties will be emailed with a link to cover this requirement. Alternatively, Carter Jonas will require photo identification (passport or driving licence) and proof of home address (e.g— recent utility bill) so the required checks can be undertaken.

AUGUST 2026

SUBJECT TO CONTRACT



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