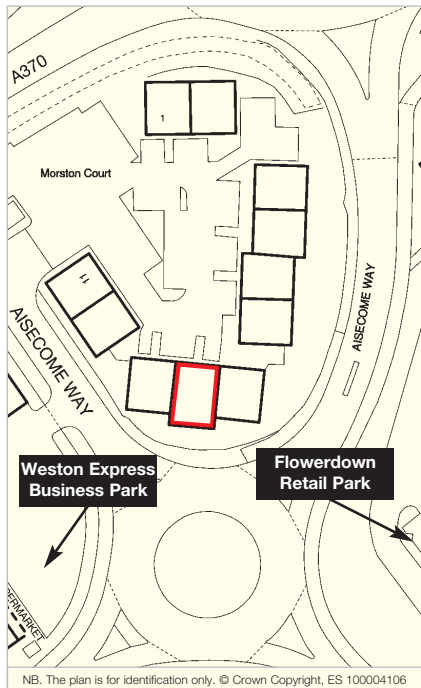
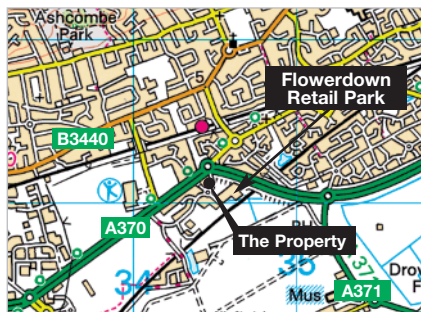


**Weston-Super-Mare**  
**Unit 8 Morston Court**  
**Aisecome Way**  
**Somerset**  
**BS22 8NG**

- **Freehold Modern Office Investment**
- Well located on the A370 within an established office park close to the M5 and adjacent to Flowerdown Retail Park
- Let on a new 10 year lease (1)
- Rent review 2020
- Current Rent Reserved  
**£26,500 pa**



**Tenure**

Freehold.

**Location**

Weston-Super-Mare is a busy resort town located at the mouth of the River Severn some 21 miles south-west of Bristol, and serves a resident population of 80,000 and a core catchment of 199,000. The town is within 4 miles of junction 21 of the M5 Motorway and has regular rail services.

The property is situated on the south side of Morston Court, which forms part of an established office park off Herluin Way (A370) some 2.5 miles west of the M5 (Junction 21) via the A370. West Milton Rail Station is some 0.3 miles north of the property and the Flowerdown Retail Park, where occupiers include B&Q, M&S, Sports Direct, Aldi, Costa, and Frankie & Benny's, is adjacent.

**Description**

The property is arranged on ground and one upper floor to provide office accommodation. Externally, we are advised the property benefits from the right to use 7 car parking spaces.

The property provides the following accommodation and dimensions:

<b>Ground Floor</b>	<b>97.3 sq m</b>	<b>(1,048 sq ft)</b>
<b>First Floor</b>	<b>94.8 sq m</b>	<b>(1,020 sq ft)</b>
<b>Total</b>	<b>192.1 sq m</b>	<b>(2,068 sq ft)</b>

**Tenancy**

The entire property is at present let to STAFFORD COMPUTER TECHNOLOGIES LTD for a term of 10 years from 13th May 2015 at a current rent of £26,500 per annum. The lease provides for rent reviews every 5th year of the term and contains full repairing and insuring covenants.

(1) There is a tenant's option to determine the lease on the 5th anniversary of the term subject to 9 months' written notice and a payment of 3 months' rent to the Landlord.

**Tenant Information**

Stafford Computer Technologies was incorporated in 1992 and now forms part of the larger Motortrade Technologies. The company develops a range of software suitable for the independent garage workshop.  
[www.mttltd.com](http://www.mttltd.com)

**VAT**

VAT is applicable to this lot.

**Documents**

The legal pack will be available from the website [www.allsof.co.uk](http://www.allsof.co.uk)

**Energy Performance Certificate**

For EPC Rating please see website.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda