



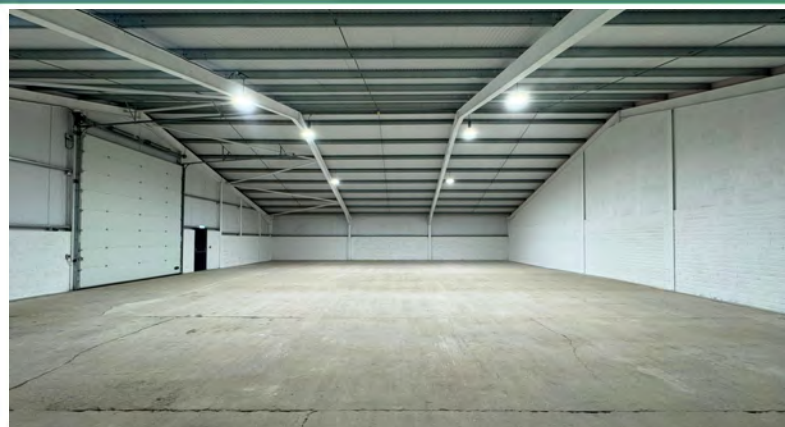
TO LET

Newly Refurbished Industrial Unit with Yard

Industrial Warehouse Unit (498.78m² / 5,367ft²) plus Yard Area (6,163ft²)

Unit 2, Withiel Farm Cannington Bridgwater TA5 2LZ

£35,700 PAX





KEY FEATURES

- E USE CLASS • NEWLY REFURBISHED •
- LOCATED ON HPC ROUTE • GOOD SIZE YARD AREA •

DESCRIPTION

Recently refurbished Industrial Warehouse unit, available from April 2024 located on Withiel Farm in Cannington, just off Cannington Bypass which is the main road network to Hinkley Point C.

Unit 2 is North - West facing and has the benefit of a good size yard area.

The Unit would suit a number of occupiers looking for storage and light industrial use, falling under the E Use class category.

ACCOMMODATION

The Unit comprises an open plan warehouse storage area with office, kitchenette, WC and shower room to the side - all recently subject to refurbishment.

Overall area is 498.78m² (5,367ft²) on GIA basis.

The Unit benefits from gas central heating for the office and welfare areas, new UPVC windows and doors to the office and welfare areas, three phase electricity, LED lighting throughout including the warehouse area new electrically operated insulated roller shutter door.

SERVICES

Mains three phase electricity, gas, water and drainage are connected to the property. Telephone lines available for connection subject to BT Regulations. All utilities will be the Tenant's responsibility.

(We confirm that we have not tested any of the service installations and any Tenant must satisfy themselves independently as to the state and condition of such items.)

EPC

The Energy Performance Rating is B41. A copy can be made available on request.

OUTGOINGS

The Unit has been subject to refurbishment from an agricultural building and so the Unit will be subject to reassessment.

SERVICE CHARGE

A service charge may be applicable in relation to the shared access.

BUILDINGS INSURANCE

The property is insured under the Landlord's policy and the Tenant to reimburse the Landlord for the proportional premium payable.

TENURE & TERMS

The Unit is offered To Let by way of a new Full Repairing and Insuring Lease for a term to be agreed.

PRICE

Rent to be £35,700 per annum to include the Unit and yard area, payable on a monthly basis and subject to rent reviews within the Lease term.

VAT

VAT will apply to all payments due under the Lease.

DEPOSIT

A deposit equivalent to three month's rent or three years audited accounts will be required.

LEGAL COSTS

The prospective Tenant is to provide a contribution to the Landlord's legal costs, with a capped figure of £1,500 plus VAT and disbursements to be agreed.

ANTI MONEY LAUNDERING

The ingoing Tenant will be required to provide relevant photo ID and proof of address to comply with current regulations.

PLANNING

Planning Permission has recently been granted for the Change of Use from agricultural livestock building to commercial use to include offices, light industrial and storage (Class E) with a restriction that the building shall be limited to offices, light industrial and storage under use Class E.

The prospective Tenant should make their own enquires to the Planning department regarding their proposals and intended use if not within this use class.

RICS CODE OF PRACTICE

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before entering into a business agreement.

The Code is available through professional institutions and trade associations or via www.commercialleasecodeew.co.uk.

ASBESTOS

The Unit has recently undergone refurbishment including new steel portal frame with insulated roof cladding sheets and side panels.

There is no asbestos on site although the detection of asbestos and asbestos containing materials is beyond the scope of Lyndon Brett Partnership and therefore recommend any prospective Tenant seeks their own advice.

IMPORTANT NOTICE

These particulars are believed to be correct at the time of preparation but their accuracy is not guaranteed and do not form part of any contract.

LOCATION

Miles: 4.3 miles north-west of Bridgwater

15.4 miles north of Taunton

41 miles south-west of Bristol

Roads: A39, M5 (Junction 23 - 6.8 miles)

Air: 29 miles south-west of Bristol Airport

Rail: 5.2 miles north-west of Bridgwater Railway Station

