

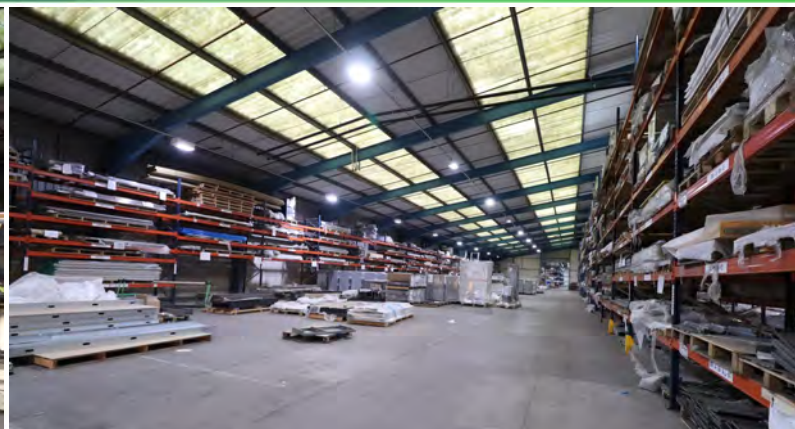


# TO LET Warehouse Unit

B2 & B8 Consent - 3,927m<sup>2</sup> (42,271ft<sup>2</sup>) plus Mezzanine (8,236ft<sup>2</sup>)

Unit 5, Briarwood Business Park, Walrow Industrial Estate TA9 4AG

£255,000 Per Annum, Exclusive





## DESCRIPTION

Briarwood Business Park is situated on the Walrow Industrial Estate, which is a large employment area situated just 2 miles from Junction 22 of the M5.

The Business Park has a mix of industrial and logistical occupiers on site, with access provisions for 24/7, with gated fob entry.

Unit 5 is situated to the rear of the site, with ample parking to the front of the Unit and roller shutter door, plus lorry bay openings.

## ACCOMMODATION

Unit 5 provides 50,507sq. ft of warehouse space in total, as follows:

**Warehouse - 3,927m<sup>2</sup> (42,217ff<sup>2</sup>)**

*Includes offices, WC and staff facilities in part*

**Mezzanine - 765.43m<sup>2</sup> (8,236ff<sup>2</sup>)**

The Unit is now available.

Internal racking as seen in photographs is to be removed by the existing Tenant although office and mezzanine due to stay.

## EPC

The Energy Performance rating is B49. A copy of the EPC can be available on request.

## SERVICES

Mains three phase electricity, water and drainage are connected to the property although by way of a sub-meter and costs will on charged by the Landlord, based on usage.

Telephone lines will be available for connection, subject to BT Regulations.

*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.*

## OUTGOINGS

We understand from the Valuation Office Agency that Unit 2 is assessed for Business Rates as of April 2023 at £129,000 although this will be subject to reassessment due to the additional footprint of the building now available.

## SERVICE CHARGE

A service charge will be payable for the proportional area of occupation to cover communal fire protection, communal site maintenance and repair and ground maintenance, currently charged at £0.30 per sq. ft, per annum.

## BUILDINGS INSURANCE

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

## TENURE & TERMS

Unit 5 is being offered to Let by way of a new Full Repairing and Insuring Lease for a term to be agreed.

Shorter term occupation by way of Licence agreement may be considered, subject to Tenant status and covenant.

## RENT

Seeking £255,000 per annum, exclusive

## VAT

VAT will be chargeable.

## DEPOSIT

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

## LEGAL COSTS

The prospective Tenant is to be responsible for the Landlord's reasonable legal costs.

## ANTI MONEY LAUNDERING

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

## PLANNING

The prospective Tenant should make their own enquires to the Planning department regarding their proposals and intended use.

## 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](http://www.commercialleasecodeew.co.uk).

## ASBESTOS

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of Lyndon Brett Partnership and accordingly we recommend you obtain advice from a specialist source.

## IMPORTANCE 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

- 20 miles to Taunton
- 10 miles to Bridgwater
- 30 miles to Bristol
- 18 miles to Hinkley Point
- Access to A38 and M5
- 1.7 miles to Junction 22 M5

