



TO LET

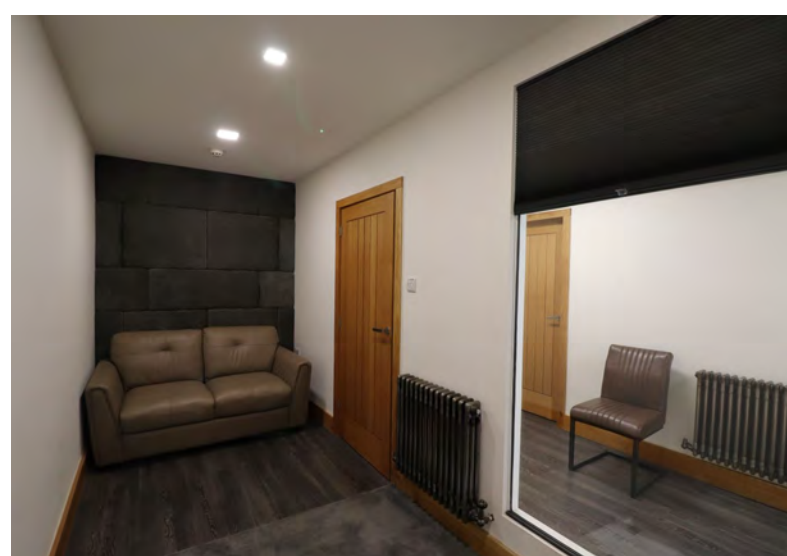
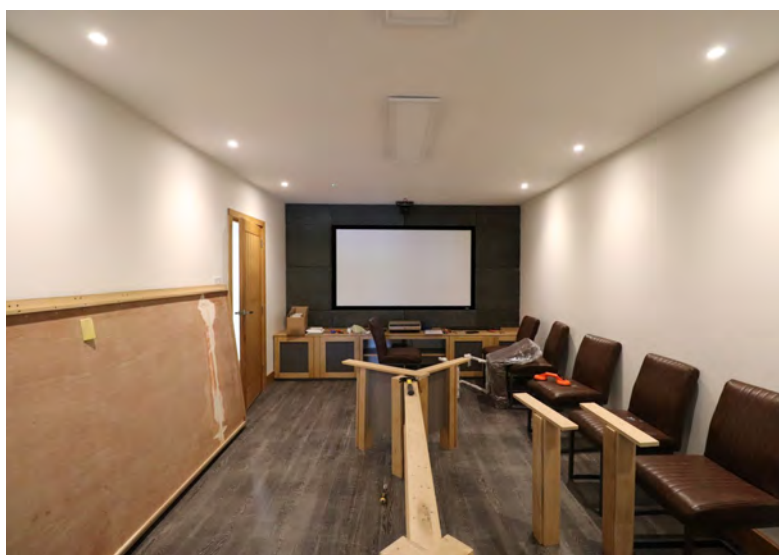
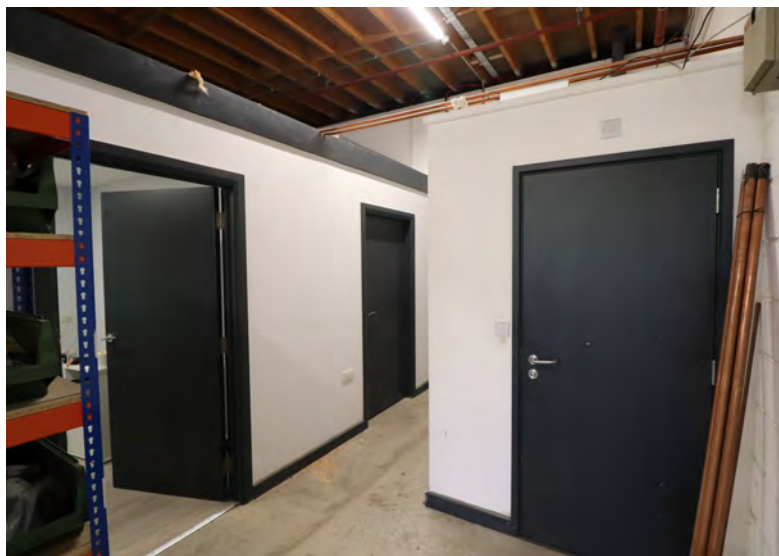
Warehouse Unit

Warehouse Unit with Trade Counter & Office (306.88m² / 3,302ft²)

Briarwood Business Park, Walrow Industrial Estate, Highbridge, TA9 4AG

£21,400 PAX





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 11 has the benefit of a combined warehouse space with modern office suite/trade counter space, ample parking to the front of the Unit, as well as additional parking to the side.

ACCOMMODATION

Unit 11 provides a combined floor space of 3,302 sq. ft. on a GIA basis, as follows:

Warehouse - 164.38m² (1,768.73ft²)

Includes offices, store room and WC facility to the rear.

Office Suite - 142.50m² (1,533.30ft²)

Includes recently refurbished boardroom, individual office/interview rooms, breakout rooms, WC facilities, and kitchen.

Please note, the Unit will be let unfurnished.

EPC

The Energy Performance rating is C59. 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.

RATES

Unit 11 will need to be separately assessed for business rates once a Tenant takes occupation.

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 11 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 £21,400 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.

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

