

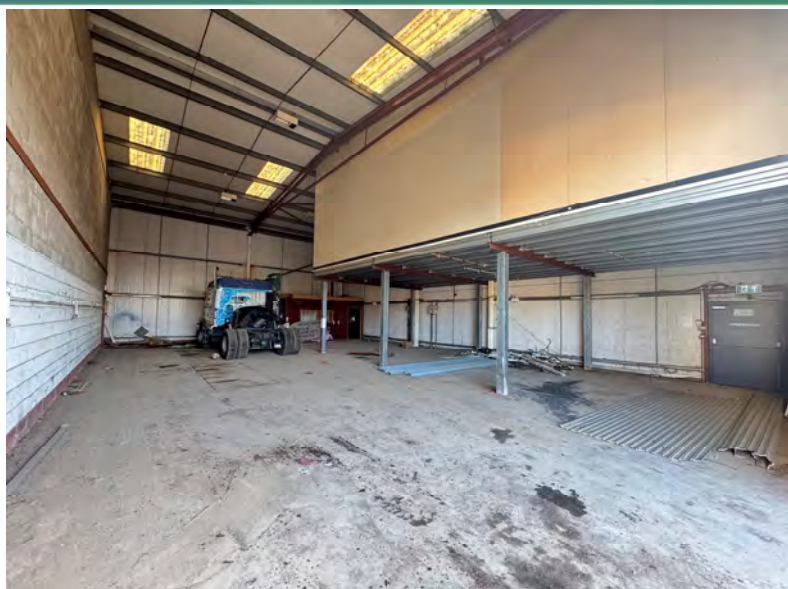


TO LET

Industrial Unit

Unit 14, Briarwood Business Park
Walrow Industrial Estate
Highbridge TA9 4AG

Industrial Unit with Office
B2 & B8 Consent
309m² (3,330ft²)



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.

ACCOMMODATION

Unit 14 is located on the north east side of the Business Park and will be available from March 2026.

The Unit would suit a range of industrial, storage or workshop uses, with roller shutter door access, concrete floor and open plan layout.

Part mezzanine floor, provides office accommodation with external access, with a good size office and amenity facilities.

Accommodation is as follows:

Ground Floor Workshop	244.97m ² (2,636ft ²)
First Floor Mezzanine	64.58m ² (695ft ²)

SERVICES

Mains three phase electricity is connected to the property by way of a sub-meter - electricity on charged based on usage. Water and drainage also connected.

Telephone lines are likely to 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.

EPC

The Energy Performance rating is D93. A copy of the EPC can be available on request.

RATES

The Unit will need to be reassessed for business rates once a Tenant takes occupation as current assessment is linked with the adjacent Unit (13).

SERVICE CHARGE

A service charge will be payable for the proportional area of occupation to cover communal fire protection, external and communal site maintenance, repairs 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.

TERMS

Unit 14 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

£19,500 per annum.

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 contributing towards 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.

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