



Lyndon Brett Partnership

Chartered Surveyors - RICS Registered Valuers - Licensed Property Valuers

Residential Lettings and Commercial Sales and Lettings

Property Consultants and Managers - Estate and Block Management

Planning Applications - Building Regulations - Building Supervision - CAD Drawing

County Court Chambers, Queen Street, Bridgwater, TA6 3DA • Email: info@lbp-rics.co.uk • 01278 450350 • Website: www.lbp-rics.co.uk

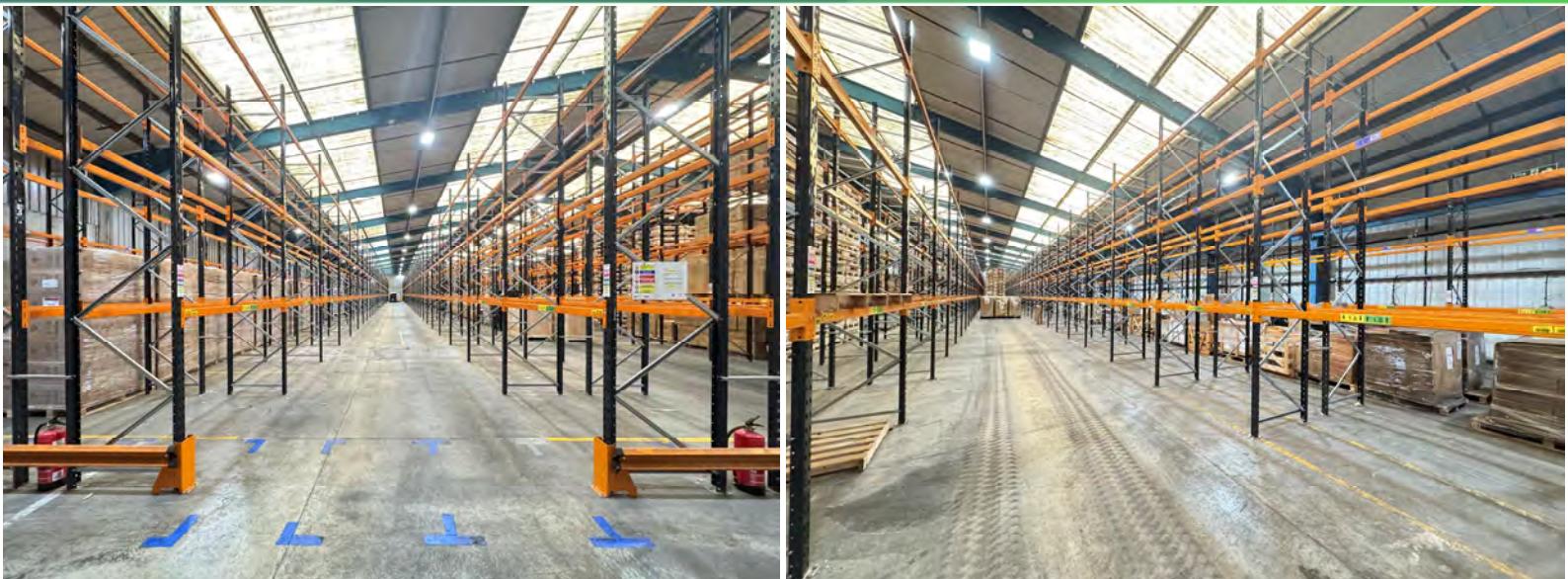


TO LET

Warehouse Unit

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

Warehouse / Industrial Unit
B2 & B8 Consent
2,810m² (30,235ft²)





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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 4 is situated to the rear of the site, with ample parking to the front of the Unit with roller shutter door access, plus 5 No. lorry bay openings.

ACCOMMODATION

Unit 4 provides an open plan warehouse space, currently fitted with internal racking throughout, although could be removed prior to an incoming Tenant taking occupation, if not required. WC facilities in situ.

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 connections available.

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 B41. A copy of the EPC can be available on request.

RATES

We understand from the Valuation Office that the Unit is assessed for business rates, with a rateable value of £89,000 as per the April 2023 assessment, rising to £108,000 as of April 2026.



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 4 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

£143,700 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 enquiries 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