

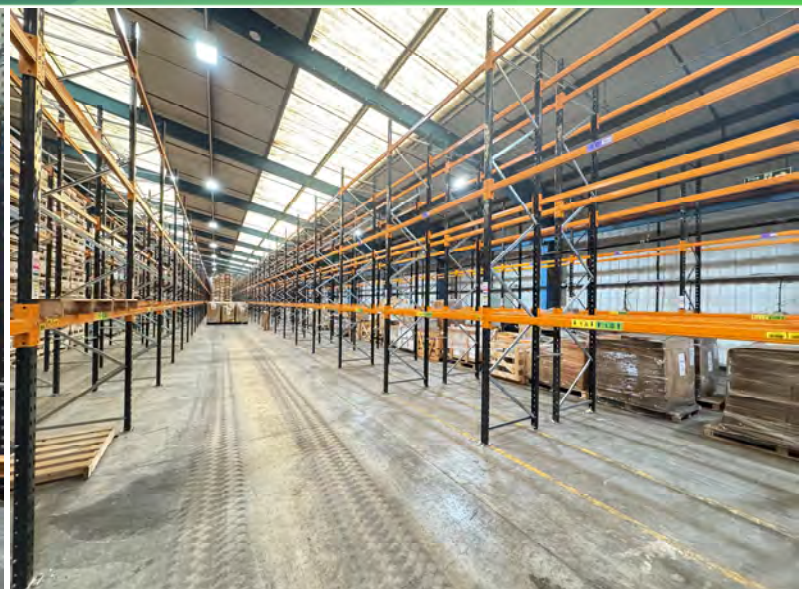
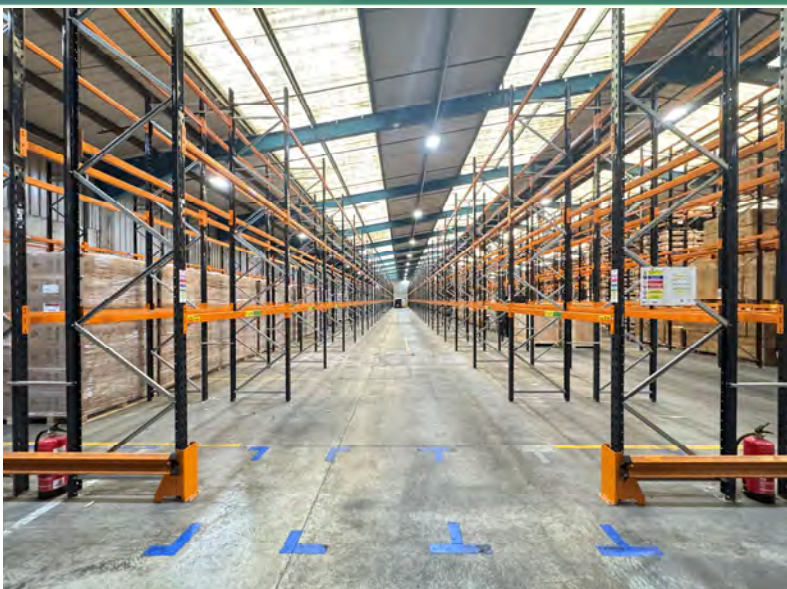


**TO LET**

# Warehouse Unit

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

Warehouse / Industrial Unit  
B2 & B8 Consent  
2,810m<sup>2</sup> (30,235ft<sup>2</sup>)





## 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 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