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# TO LET Industrial Unit

UNIT 9, WORKS 22
BENNETT ROAD
HIGHBRIDGE TA9 4PW

· TRADE COUNTER ·
· INDUSTRIAL ·
· DISTRIBUTION ·





arla | propertymark PROTECTED

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## DESCRIPTION

Unit 9 is located on the Works 22 site, just 1.5 miles from Junction 22 of the M5, making it an ideal location for warehouse storage and distribution with good road network links.

The Unit benefits from B2 and B8 use, and provides industrial space with a trade counter area, offices and staff facilities, and benefits from external insulated cladding and electrically operated roller shutter doors to the front and side elevations.

The unit would suit trade counter, warehousing and/or industrial occupiers, with on-site parking and 24/7 access.

## ACCOMMODATION

| | |
|---|---|
| **Ground Floor** | |
| Open Plan Warehouse | 6,734ft$^2$ |
| Sales Trade Counter | 384ft$^2$ |
| Staff Room (plus unisex WC) | 147ft$^2$ |
| **First Floor** | |
| Office (plus WC facilities) | 521ft$^2$ |
| **Total** | **723.64m$^2$ (7,786ft$^2$)** |

## SERVICES

Mains three phase electricity, water and drainage are connected to the property and sub-metered, with usage on-charged.

Telephone lines 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

The unit is currently assessed for business rates with another unit on the site, so a separate assessment will be required.

## SERVICE CHARGE

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

## BUILDINGS INSURANCE

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

## TENURE & TERMS

Unit 9 is 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

The property is available at £68,100 per annum, exclusive.

## EPC

The Energy Performance rating is B49. A copy can be made available on request.

## LOCATION

- Easy access to A38 and M5
- 1.5 miles - Junction 22 M5
- 10 miles - Bridgwater
- 18 miles - Hinkley Point
- 20 miles - Taunton
- 30 miles - Bristol

## VAT

VAT is applicable on all payments.

## DEPOSIT

A deposit equivalent to three months' 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

A 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 with 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 LBP Chartered Surveyors and accordingly we recommend you obtain advice from a specialist source.

## IMPORTANT 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.