



TO LET

Industrial Warehouse

B8 Use - 3,248.12m² (34,947ft²)

Unit 2, Works 22 Site, Isleport Business Park, Bennett Road, Highbridge, TA9 4PW

£165,000 Per Annum, Exclusive



DESCRIPTION

Unit 2 is situated on the Works 22 site, and has been used as cold storage warehousing.

The Unit has the benefit of new, external cladding as well as updating and refurbishment internally.

The Unit would be ideal for cold storage requirements (subject to new refrigeration units being installed by a prospective Lessee) or other storage products with the requirement for loading bays and onsite parking.

Shared access to the Unit is via the main electric gate entrance. The gates are operated by key fob access.

The Works 22 Site is located just 1.5 miles from J22 of the M5 which makes the site an ideal location for warehouse distribution due to good road network links.

ACCOMMODATION

UNIT 2	£165,000 PAX
Store/Warehouse	2,697.17m ² (29,019ft ²)
Loading Bay	550.95m ² (5,928ft ²)
Total:	3,248.12m² (34,947ft²)

Built to steel portal frame design construction with part walls and upper steel cladding, the building benefits from 7 dock level loading doors to the front of the building.

The warehouse consists of the loading bays and then one large open plan warehouse, currently used as cold storage.

SERVICES

Mains electricity, gas, water and drainage are connected to the premises. Telephone lines available for connection subject to BT Regulations.

(We confirm that we have not tested any of the service installations and any Lessee must satisfy themselves independently as to the state and condition of such items.)

OUTGOINGS

We have been advised by the Local Authority, Sedgemoor District Council that the site is currently assessed as a whole and would therefore require separate assessment.

EPC

The Energy Performance rating for Unit 2 is **D82**. A copy of the EPC can be made available upon request.

SERVICE CHARGE

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

BUILDINGS INSURANCE

The Unit will be insured under the Landlord's policy and the Lessee to reimburse the Landlord for the proportional premium payable.

TENURE & TERMS

Unit 2 is offered To Let by way of a new Full Repairing and Insuring Lease for a term to be agreed. A shorter term agreement may be available by way of Licence, subject to negotiation.

PRICE

Unit 2 is available for rent, seeking offers in the region of £165,000 Per Annum, exclusive.

VAT

Under the Finance Act 1989 VAT may be added to rents levied at the direction of the Landlord. We recommend that prospective Lessees establish the VAT implications before entering into any agreement.

DEPOSIT

A deposit equivalent to three month's rent or three years audited accounts will be required.

LEGAL COSTS

The prospective Lessee is to be responsible for the Landlord's reasonable legal costs.

PLANNING

The prospective Lessee 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

Under the Control of Asbestos Regulations 2012 (CAR 2012), the owner or Tenant of the property and anyone else who has control over it and/or responsibility for maintaining or repairing it, may be under a statutory obligation to detect and manage any asbestos or asbestos related compounds contained within the property. Failure to comply with the CAR is an offence and could adversely affect the value of the property.





Lyndon Brett Partnership

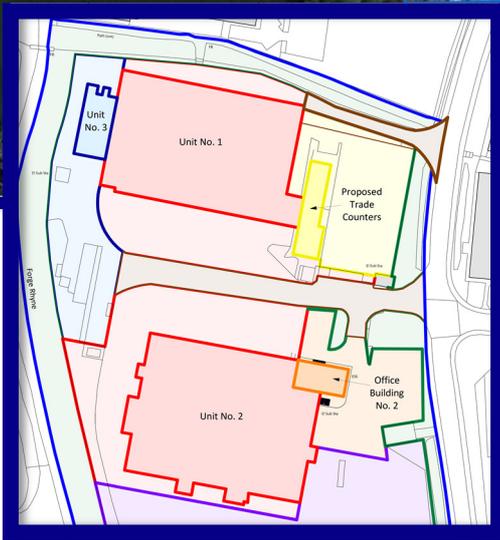
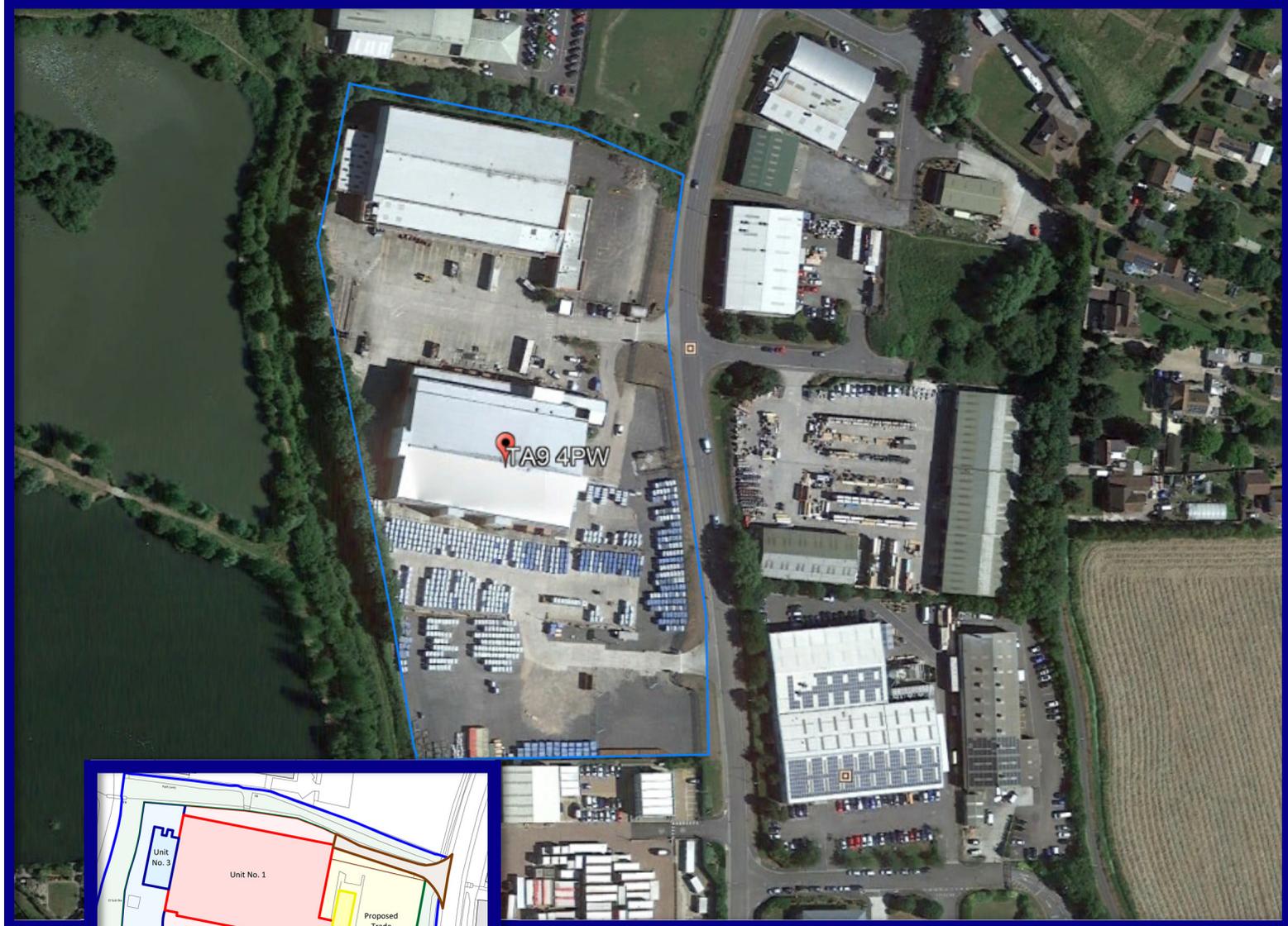
Chartered Surveyors - RICS Registered Valuers - Licensed Property Valuers

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LOCATION

- Miles:** 20 miles north-east of Taunton
10 miles north of Bridgwater
30 miles south-west of Bristol
- Roads:** A38, A39 and M5 (Junctions J22)
- Rail:** 0.5 miles east of Highbridge Railway Station
- Air:** 18 miles south-west of Bristol Airport



The Association of Valuers of Licensed Property

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