



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

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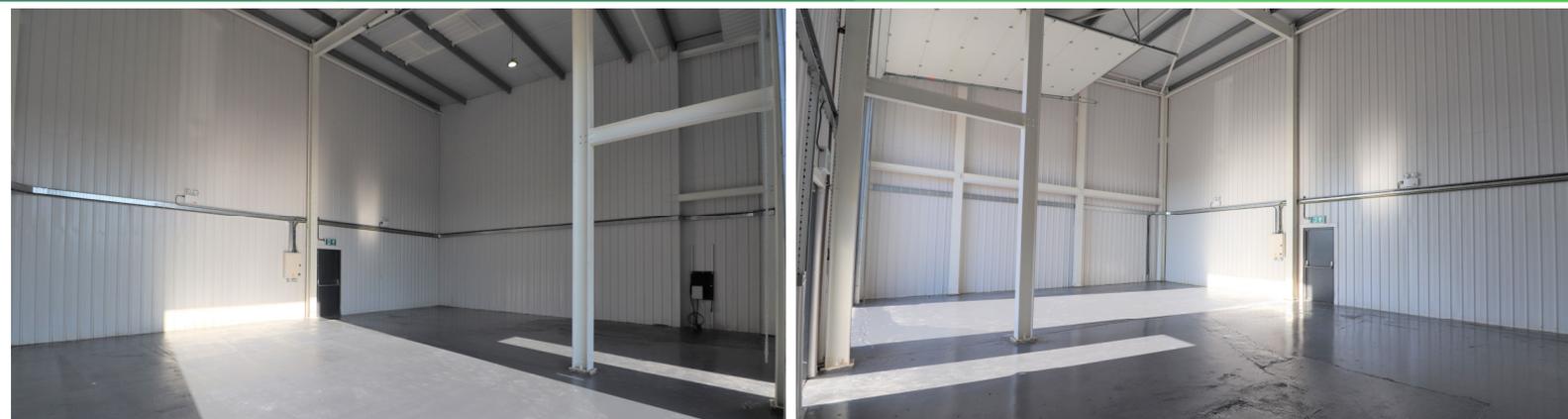
**TO LET**

## Newly Refurbished Industrial Unit

Trade Counter/Warehousing/Industrial Unit with B2, B8 & E Consent (107m<sup>2</sup> / 1,152 ft<sup>2</sup>)

Unit 5, Works 22, Bennett Road, Isleport Business Park TA9 4PW

£9,200 PAX



The Association of Valuers  
of Licensed Property

Emma Moffatt - Commercial Sales & Lettings - 07718 563720

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## DESCRIPTION

Unit 5 is situated at the front of the Works 22 site and is a recently refurbished Industrial Workspace Unit.

The Unit has the benefit of new, external cladding as well as extensive updating and refurbishment internally, with new electrically operated roller shutter door.

The Unit would be ideal for a number of different businesses who require trade counter, warehousing or industrial space with a requirement for onsite parking.

Shared access to the Unit is via the main electric gate operated 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

The Unit is an open plan warehouse space with the benefit of a WC and small kitchenette.

Access to the rear of the unit, enclosed by fencing and gated, is permitted for a bin store and/or temporary storage.

## SERVICES

Mains three phase electricity, water and drainage are connected to the property. Telephone lines available for connection subject to BT Regulations.

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

## EPC

The Energy Performance rating is C65.

A copy of the EPC can be made available upon request.

## OUTGOINGS

The Unit is currently in the process of being assessed for business rates purposes although we are advised that the Unit is likely to be given a rateable value under £12,000 and therefore Small Business Rates Relief would apply.

## SERVICE CHARGE

A service charge will be payable for the proportional area of occupation to cover communal fire protection, communal site maintenance and repair, capped at £0.15 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.

## TENURE & TERMS

Unit 5 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 5 is available for rent at £9,200 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.

VAT is chargeable on the rent for this Unit.

## DEPOSIT

A deposit equivalent to three month's rent will be required upfront.

## LEGAL COSTS

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

## 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 or via [www.commercialleasecodeew.co.uk](http://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.



## 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