



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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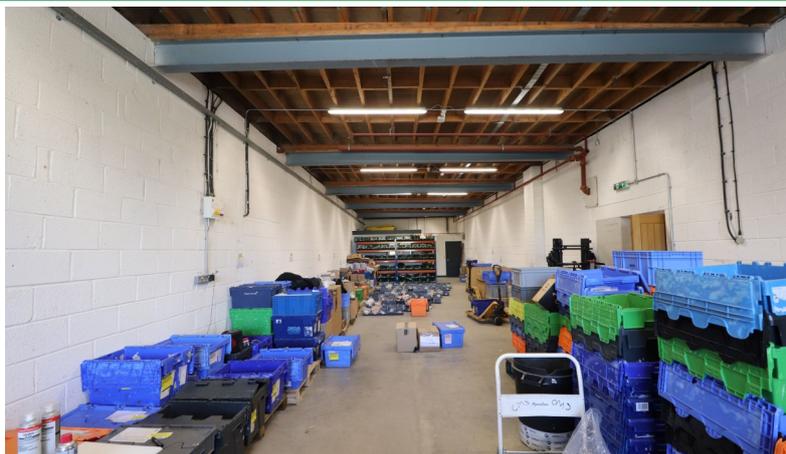
**TO LET**

# Warehouse Unit

Warehouse Unit with Trade Counter & Office (306.88m<sup>2</sup> / 3,302ft<sup>2</sup>)

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

£21,400 PAX



The Association of Valuers  
of Licensed Property

Emma Moffatt - Commercial Sales & Lettings - 077 18 563720

Lyndon Brett - Principal - Chartered Surveyor & RICS Registered Valuer - 07970 893963





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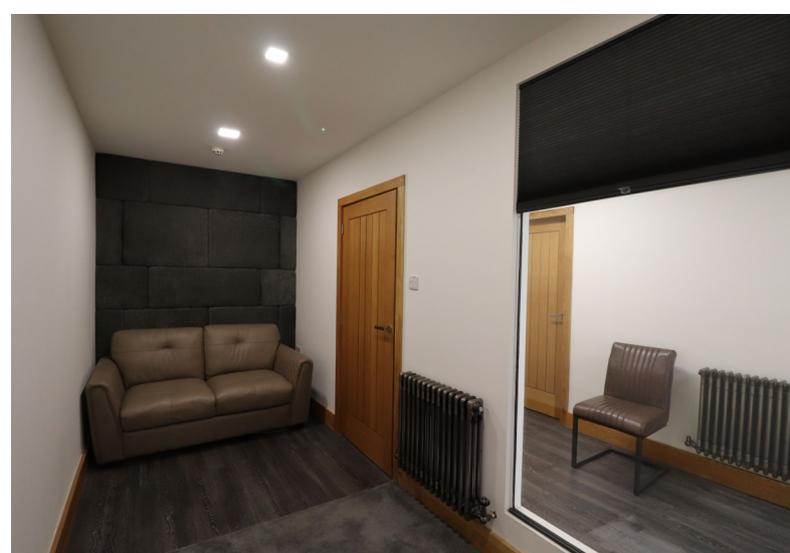
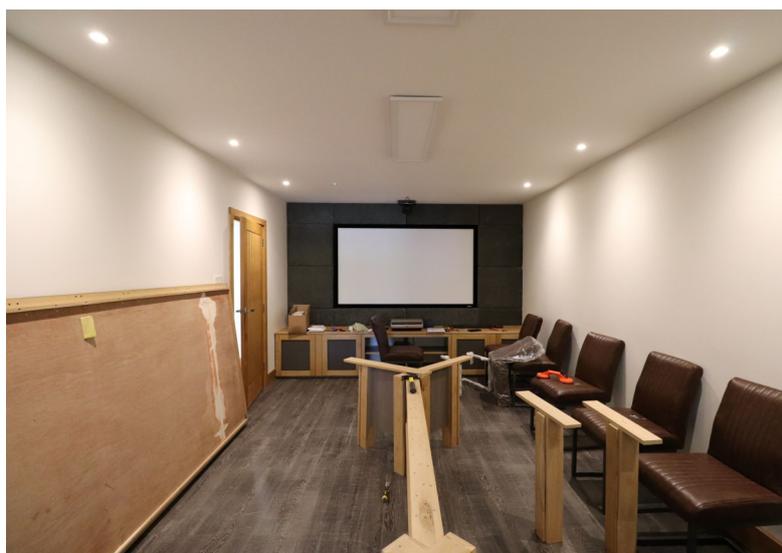
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## DESCRIPTION

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 11 has the benefit of a combined warehouse space with modern office suite/trade counter space, ample parking to the front of the Unit, as well as additional parking to the side.

## ACCOMMODATION

Unit 11 provides a combined floor space of 3,302 sq. ft. on a GIA basis, as follows:

**Warehouse - 164.38m<sup>2</sup> (1,768.73ff<sup>2</sup>)**

*Includes offices, store room and WC facility to the rear.*

**Office Suite - 142.50m<sup>2</sup> (1,533.30ff<sup>2</sup>)**

*Includes recently refurbished boardroom, individual office/interview rooms, break out rooms, WC facilities, and kitchen.*

Please note, the Unit will be let unfurnished.

## EPC

The Energy Performance rating is C59. A copy of the EPC can be available on request.

## SERVICES

Mains three phase electricity, water and drainage are connected to the property although by way of a sub-meter and costs will on charged by the Landlord, based on usage.

Telephone lines will 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.*

## RATES

Unit 11 will need to be separately assessed for business rates once a Tenant takes occupation.

## SERVICE CHARGE

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

## TENURE & TERMS

Unit 11 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

Seeking £21,400 per annum, exclusive.

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

## 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

