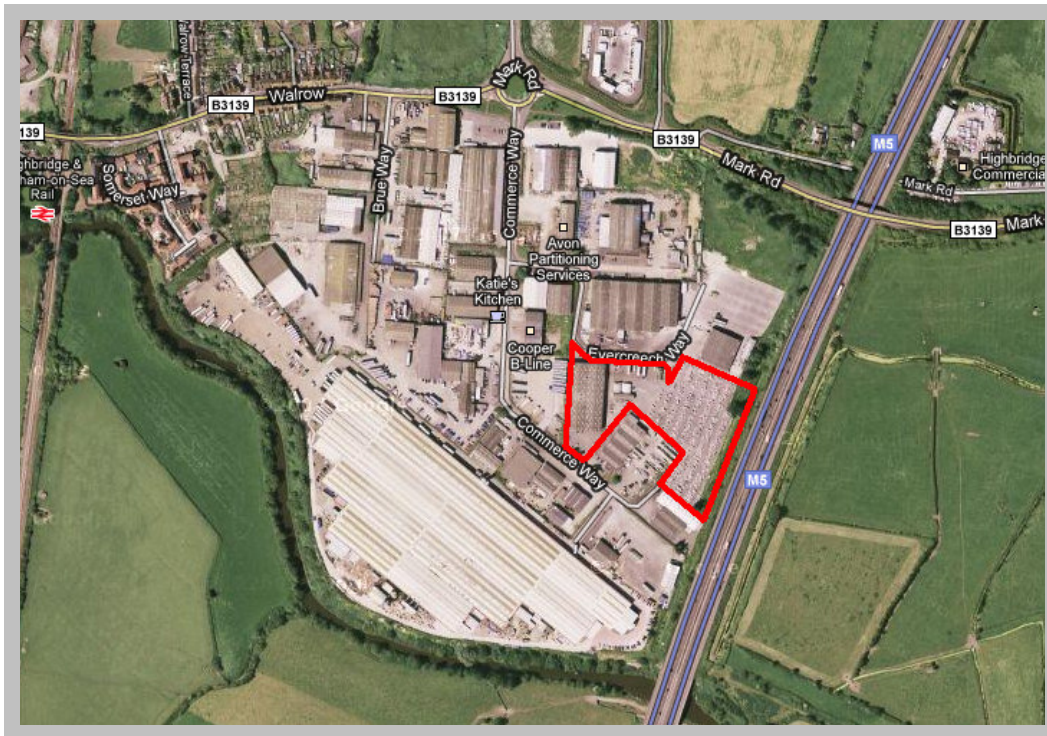




PROPERTY CONSULTANTS

# TO LET

WAREHOUSE/FACTORY PLUS  
3 ACRE SURFACED YARD  
28,500 SQ FT ON UP TO 4 ACRES



UNITS 7 & 8, COMMERCE WAY  
WALROW INDUSTRIAL ESTATE  
HIGHBRIDGE  
SOMERSET TA9 4AR

**0117 973 1474**

ET PARKER PROPERTY CONSULTANTS & CHARTERED SURVEYORS  
Combe House, 33 Oakfield Road, Clifton, Bristol, BS8 2AT

Telephone: 0117 973 1474 Fax: 0117 973 3172 Web: [www.ETPproperty.co.uk](http://www.ETPproperty.co.uk)

A list of Partners is available at the above address

## LOCATION

- Situated adjacent to the M5 motorway on the Walrow Industrial Estate at Highbridge, Somerset, approximately 2 miles by road from Junction 22 of the M5 and approximately 0.5 miles due east of Highbridge Town Centre.
- Highbridge is approximately 20 miles South West of Bristol and 15 miles North East of Taunton.
- Highbridge is an established market town at the centre of Somerset, with an extensive business and distribution park adjacent to the M5 motorway on the Walrow Industrial Estate and Isle Port Business Parks.
- Occupiers include Biffa, Jewson, Woodberry Bros & Haines Ltd, Manuflex, Brakes Ltd and Country Choice Foods Ltd.

## DESCRIPTION

- The building provides an internal eaves height of 6m over a level concrete floor and vehicular access is gained by three sliding roller shutter doors to two elevations of the building.
- There are two storey offices at the front of the building.
- The building provides access directly on to extensive surfaced and fenced yard area of up to 3 acres with direct access to Evercreech Way.
- There is a separate tarmac car parking area to the front of the offices with access from Commerce Way.
- Connected to all mains services.

## ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice:-

Description	sq m	sq ft
Ground Floor		
Factory/warehouse/offices and staff facilities	2,471.41	26,602
First Floor		
Offices	180.91	1,947
Total Gross Internal Area	2,652.32	28,549
External Yard (approx)	3 acres	

## TENURE

Available by way of a new Full Repairing and Insuring lease for a term of 10 years subject to a rent review at the fifth year.

## RENT

Main building on 1.5 acre: £112,500 per annum

Extra Yard of 2.5 acres: £62,500 per annum

**Total: £175,000 per annum**

*Note: the main building may be let without the extra yard.*

## USE

The property is situated in an area zoned for employment use and is currently used for purposes within Classes B1, B2 and B8, however applicants are advised to make their own enquiries from Sedgemoor District Council (01278 435435).

## RATES

The property is currently entered in the rating list as two assessments totaling:-

Ratable Value: £98,500  
Rates Payable 2010/11: £40,779 per annum

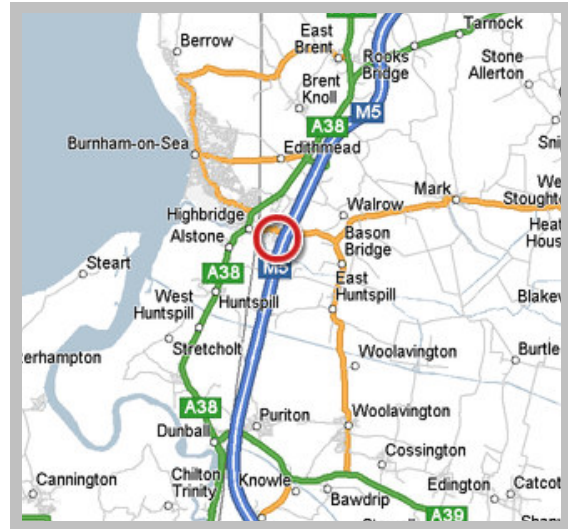
## VAT

All prices are quoted exclusive of VAT whether or not chargeable. We understand that VAT will be payable on the rent.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

An EPC has been commissioned and a copy can be obtained from the agents on request.

## LOCATION PLANS



## VIEWING & FURTHER INFORMATION

Strictly through sole agents ETP Property Consultants:-

Jon Booth  
0117 973 1474  
jonbooth@ETPproperty.co.uk

## SUBJECT TO CONTRACT