



Industrial Unit with Parking
TO RENT



Unit 3, Commerce Way, Walrow Industrial Estate, Highbridge, TA9 4AG.

- Located on Walrow Industrial Estate, within 2 miles of J22 of the M5.
- Unit 3 - 1,670 sq ft / 155.15 sq m.
- Offices of 375 sq ft within the unit.
- Mezzanine storage of 350 sq ft.
- Available via a new lease for a term of 5/6 years.
- Rent **£11,500** per annum.

Contact: Tony Mc Donnell MRICS

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LOCATION

Unit 3 Commerce Way is located on the established Walrow Industrial Estate at Highbridge, with access to Junction 22 of the M5 is located less than 2 miles to the north.

Highbridge town centre is located approximately 1.75 miles to the north west. Bristol City lies 20 miles to the north with Taunton 22 miles to the south.

DESCRIPTION

Unit 3 is a mid-terrace unit of traditional steel portal frame construction with a maximum eaves height of approximately 5.45m with a concrete floor.

There are offices of approximately 375 sq ft located inside the pedestrian door on the right hand side, with a load bearing mezzanine floor of approximately 350 sq ft above, suitable for storage. The offices are carpeted and benefit from perimeter power points; a mixture of Cat II lighting and inset spot lighting and electric heating.

The unit benefits from three phase electricity, mains water and drainage; a manual roller shutter door (height 3.5 m, width 3.0m), a WC and kitchenette facility. The unit is also alarmed and benefits from a front forecourt area suitable for vehicular parking and loading.

ACCOMMODATION – Approximate measurements:

Unit 3:	155.15 sq m	1,670 sq ft
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BUSINESS RATES

The Rateable Value is £6,700 per annum.

Interested parties should make their own enquiries with the Local Authority to ascertain the rates payable. A change in occupation may trigger an adjustment in the rating assessment.

RENT

The unit is available to rent via a new lease for a minimum term of five years at an annual rent of £11,500. The premises is available from 17th December 2020.

VAT

VAT is payable.

EPC

An EPC has been commissioned and will be available shortly.

LEGAL COSTS

The tenant will be responsible for a contribution towards the Landlords reasonable legal costs incurred.

VIEWINGS – Contact: Tony Mc Donnell MRICS
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