



Industrial Unit with Parking **TO RENT**



Unit 6, Commerce Way, Walrow Industrial Estate, Highbridge, TA9 4AG.

- Located on Walrow Industrial Estate, within 2 miles of J22 of the M5.
- Prominent roadside location along Commerce Way.
- Unit 6 – 1,682 sq ft / 156.33 sq m.
- Offices of 300 sq ft within the unit.
- Assignment of Lease – expiry January 2030. Break Option January 2027.
- Rent: £14,000 per annum / £1,167 per month.

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LOCATION

Unit 6 occupies a prominent roadside position along Commerce Way within the established Walrow Industrial Estate at Highbridge. 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, the County Town of Somerset, 22 miles to the south.

DESCRIPTION

The unit is an end of terrace roadside unit of traditional steel portal frame construction with an maximum eaves height of approximately 5.45m and a concrete floor.

Unit 6 has an office of approximately 300 sq ft located inside the pedestrian door on the left hand side, with light storage suitable on the above area.

Unit 6 benefits from three phase electricity, mains water and drainage; a manual shutter door (height 3.5 m, width 3.0m) and a WC. The roof is an insulated clad roof with roof light panels providing good natural light. There is designated parking at the front of the unit.

ACCOMMODATION – Approximate measurements:

Unit 6:	156.33 sq m	1,682 sq ft
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BUSINESS RATES

The Rateable Value is approximately £10,250 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 via assignment of the existing lease. Expiry in January 2030, with a Tenants Break Option in January 2027. A three month rent deposit is required. Rent is payable quarterly in advance.

VAT

VAT is payable.

EPC

Unit 6 has an EPC rating of E103.

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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These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.