



## Industrial Units with Parking **TO RENT**



### Units 5 & 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 5 – 1,681 sq ft / 156.19 sq m. Initial Rent £10,000 per annum.
- Unit 6 – 1,682 sq ft / 156.33 sq m. Initial Rent £10,000 per annum.
- Total – 3,363 sq ft / 312.52 sq m.
- Units 5 & 6 are available together or separately.

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## LOCATION

Units 5 & 6 occupy 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 22 miles to the south.

## DESCRIPTION

The property comprises of two adjacent roadside end of terrace units 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, whilst unit 5 has offices totalling 500 sq ft within unit located on the right hand side.

Both units benefit from three phase electricity, mains water and drainage, manual shutter doors (height 3.5 m, width 3.0m) and WC facilities. The roof is an insulated clad roof with roof light panels providing good natural light.

The units are available to rent together or separately by negotiation.

## ACCOMMODATION – Approximate measurements:

Unit 6:	156.33 sq m	1,682 sq ft
Unit 5:	156.19 sq m	1,681 sq ft
<b>Total:</b>	<b>312.52 sq m</b>	<b>3,363 sq ft</b>

## BUSINESS RATES

The Rateable Value is £14,250 per annum. Presently the units are assessed as one. We expect the rateable value to be split evenly for each unit, the result being a rateable of value of £7,125 per unit. 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 units are available to rent via a new lease for a minimum term of five years at an initial annual rent of £10,000 per unit.

Alternatively, both units could be leased together at £20,000 per annum for the first twelve months.

## VAT

VAT is payable.

## EPC

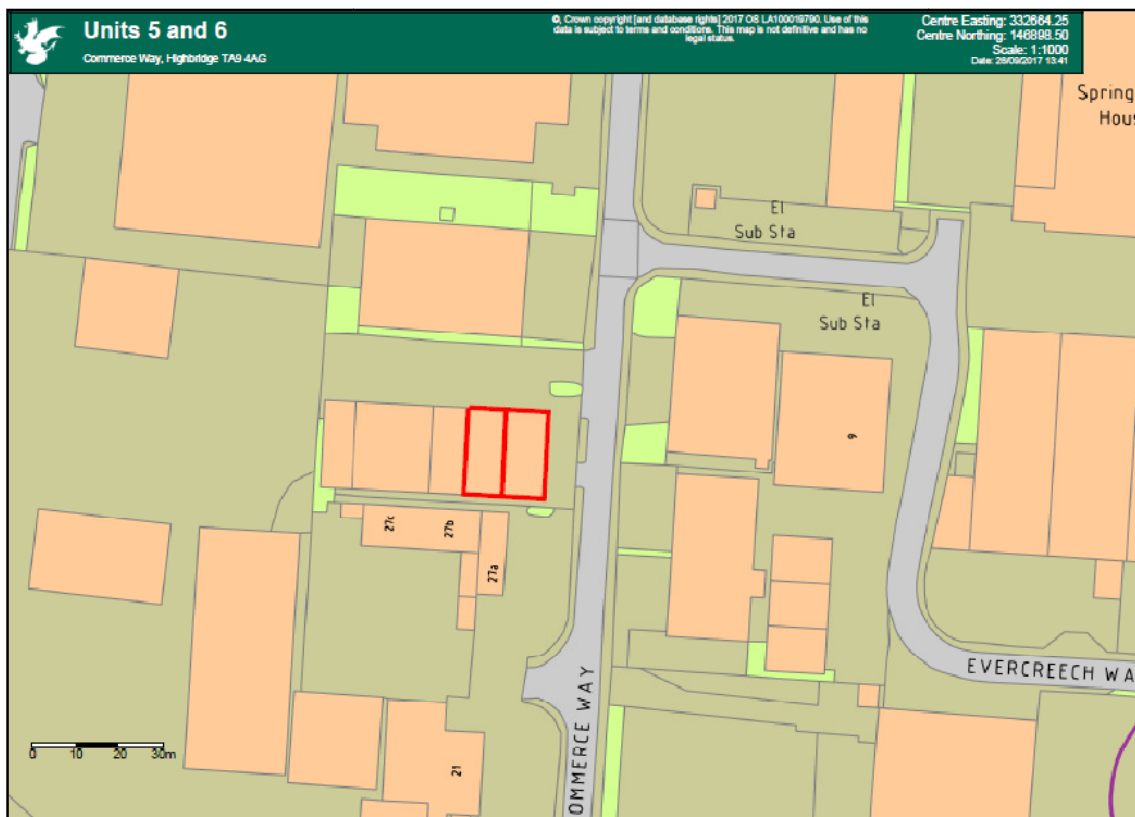
Unit 6 has an EPC rating of E103 and Unit 5 is E125.

## LEGAL COSTS

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



**LOCATION PLAN -**



**VIEWINGS -** Contact: Tony Mc Donnell MRICS  
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