



FOR SALE / TO LET

COMMERCE WAY, HIGHBRIDGE, SOMERSET, TA9 4AQ

**Industrial and offices premises
43,000 sq ft 3,994 sq m approx.)
Approx. 60 car parking spaces**



Location

The property is located in the established Industrial area of Highbridge. It is situated in a prominent position on the corner of Commerce Way and Mark Road (B3139)

It is within easy reach of Junction 22 of the M5 Motorway (1.5m distant), with Bristol being 22 miles and Taunton 20 miles away. Occupiers on the estate include Portakabin and Keedwell Transport.

The nearby town centre of Highbridge offers a range of amenities including; shops, supermarkets and main line railway station of Highbridge and Burnham.

Accommodation

We understand the property has the following approximate net internal floor areas:

Area	Sq. ft.	Sq. m
Warehouse	35,000	3,251
Office	8,000	743
Total	43,000	3,994

Description

The building is of brick elevations with tongue and groove cladding. The roof is of steel frame construction with skylights. The office accommodation contains partitioning to give separate offices and meeting rooms, but is largely open plan. The warehouse comprises the following specification:

- 3 roller shutter loading doors
- 5.5m – 6m eaves to truss
- 2 loading cranes (5 and 2 ton capacity)
- 60 car parking spaces to rear and side that can be made secure with fencing.
- Electric strip lighting
- Gas fired heaters

Rates

Listed as factory and premises. Please contact the agents for rates payable. This will need to be reassessed to reflect the fact that the unit is being subdivided.

Legal costs

Each party to be responsible for their own legal costs.

Disposal Method

The property is available to buy, freehold or lease on terms to be agreed.

Rent

On application

Tenure

Leasehold / Freehold

Planning

We understand the site falls within class B1 / B2 of the Town and Country Planning (use Classes) order 1987.

Services

We are led to believe that all mains services are connected to the property

VAT

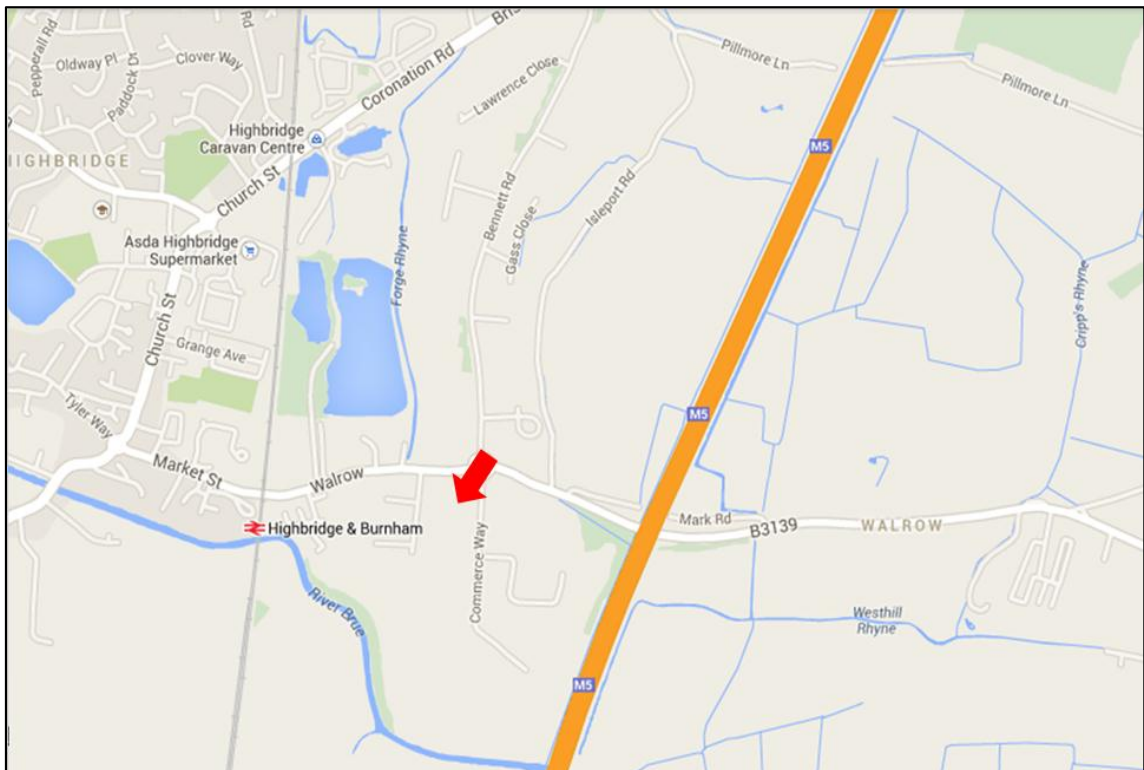
The terms quoted are exclusive of VAT if applicable

Viewing

Strictly by appointment only

Contact:

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