

AVISON
YOUNG

TO LET/FOR SALE
FACTORY/WAREHOUSE



22 BOLTON CLOSE, HIGHBRIDGE, TA9 4JR

55,575 SQ FT ON 3.4 ACRES

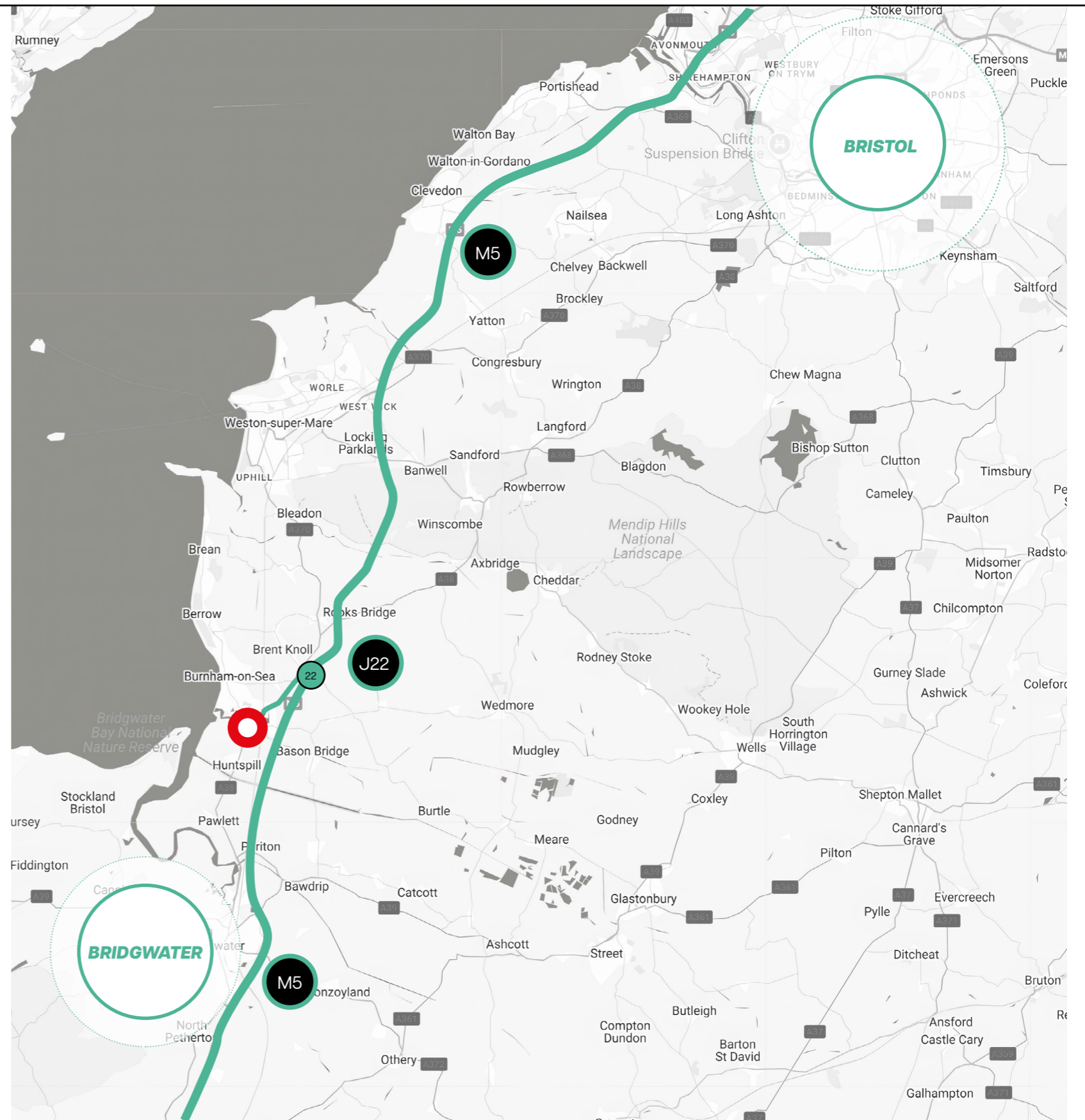
LOCATION

Highbridge, Somerset, is located just off Junction 22 of the M5 motorway. The town is 10 miles north of Bridgwater via the M5 motorway or the Bristol Road/A38 and approximately 31 miles south of Bristol via the M5.

Highbridge & Burnham railway station is situated approximately 0.4 miles to the southwest of the property, providing an hourly local service to Bristol and Taunton.

The Highbridge industrial area is an accessible and well established location comprising several adjacent industrial sites. Isleport Business Park, The Walrow Estate, and the new Oak Tree Industrial Estate.

Occupiers include Yeo Valley, Portacabin & Bakkavor, with more recent developments including supporting retail such as Aldi, Greggs, Costa Coffee and McDonald's.



LOCATION



TO LET/FOR SALE | 22 Bolton Close, Highbridge, TA9 4JR

Constructed circa 1996 the property comprises a multi bay, steel portal framed industrial building with metal profile sheet cladding and a corrugated metal roof with integrated roof lights. The subject property includes ancillary office accommodation; the majority of which is provided adjacent to the principal building.

Internally, the property has a min eaves height of **6.4 m (rear bay)** and **8.4 m (front bay)** rising to **10 m max height** and has **three loading doors**. The industrial unit is subdivided into a shop floor with production facilities, racked storage and ancillary office/admin spaces located within the extension elements. The unit incorporates a large mezzanine floor, currently in situ, which can be removed if required.

Externally, the property has an area of concrete hardstanding, offering ample space for vehicle manoeuvring and dedicated car parking.

The external areas include a significant site for expansion of the property, which can be included or excluded from the transaction.

Access to the site is gained via Bolton Close and the property is fully secured by electric gates and fencing.

ACCOMMODATION

GROUND FLOOR	SQ. FT.	SQ. M.
WAREHOUSE 1	18,834	1,749
WAREHOUSE 2	16,546	1,537
STAFF FACILITIES	937	87
GROUND FLOOR OFFICE SPACE	2,914	270
FIRST FLOOR	SQ. FT.	SQ. M.
MEZZANINE WAREHOUSE 1	1,640	152
MEZZANINE WAREHOUSE 2	11,790	1,094
FIRST FLOOR OFFICE SPACE	2,914	270
TOTAL	55,575 SQ. FT.	5,159 SQ. M.

BUILDING PLAN

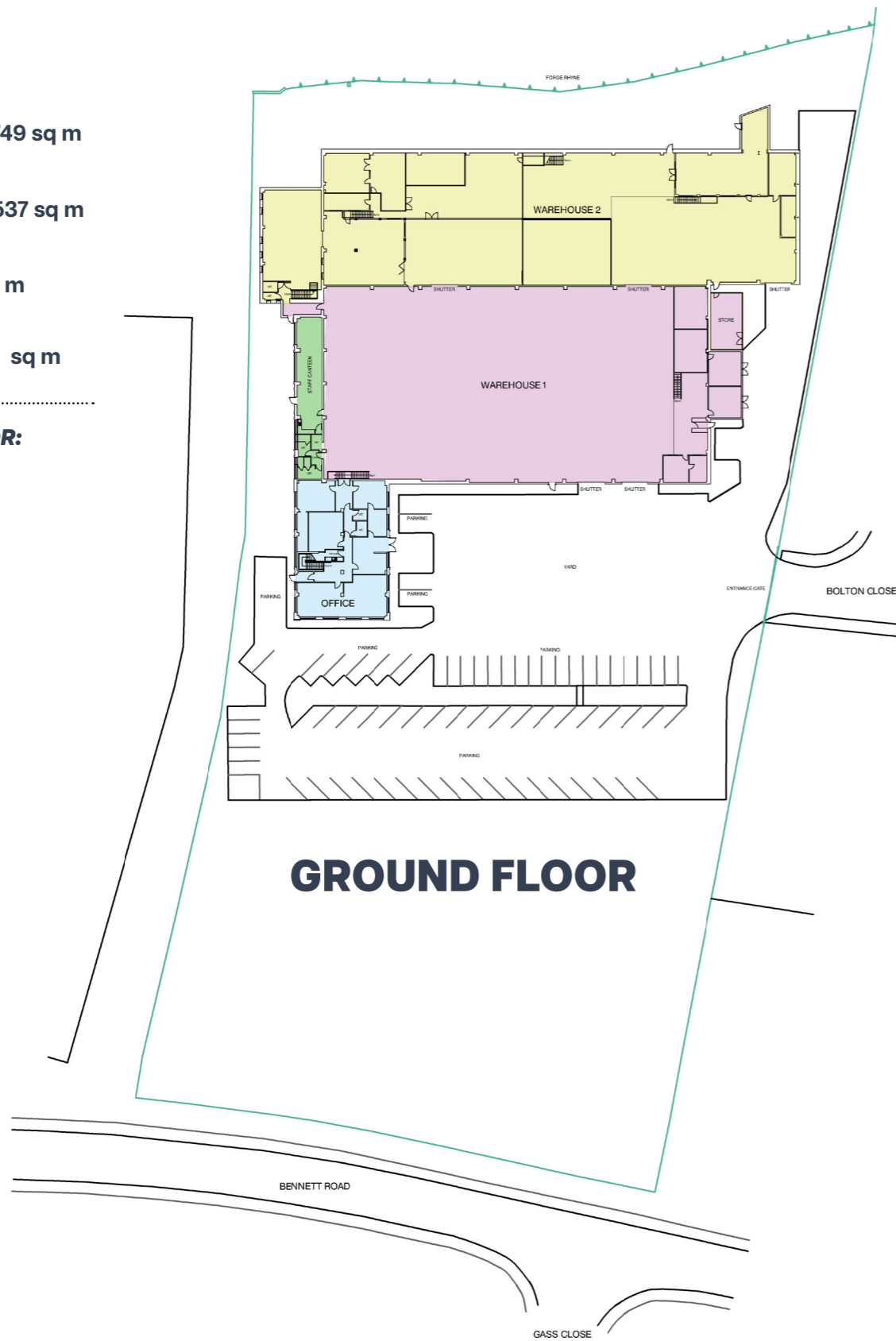
18,834 sq ft | 1,749 sq m

16,546 sq ft | 1,537 sq m

937 sq ft | 87 sq m

2,914 sq ft | 270 sq m

TOTAL GROUND FLOOR:
39,231 sq ft
3,643 sq m



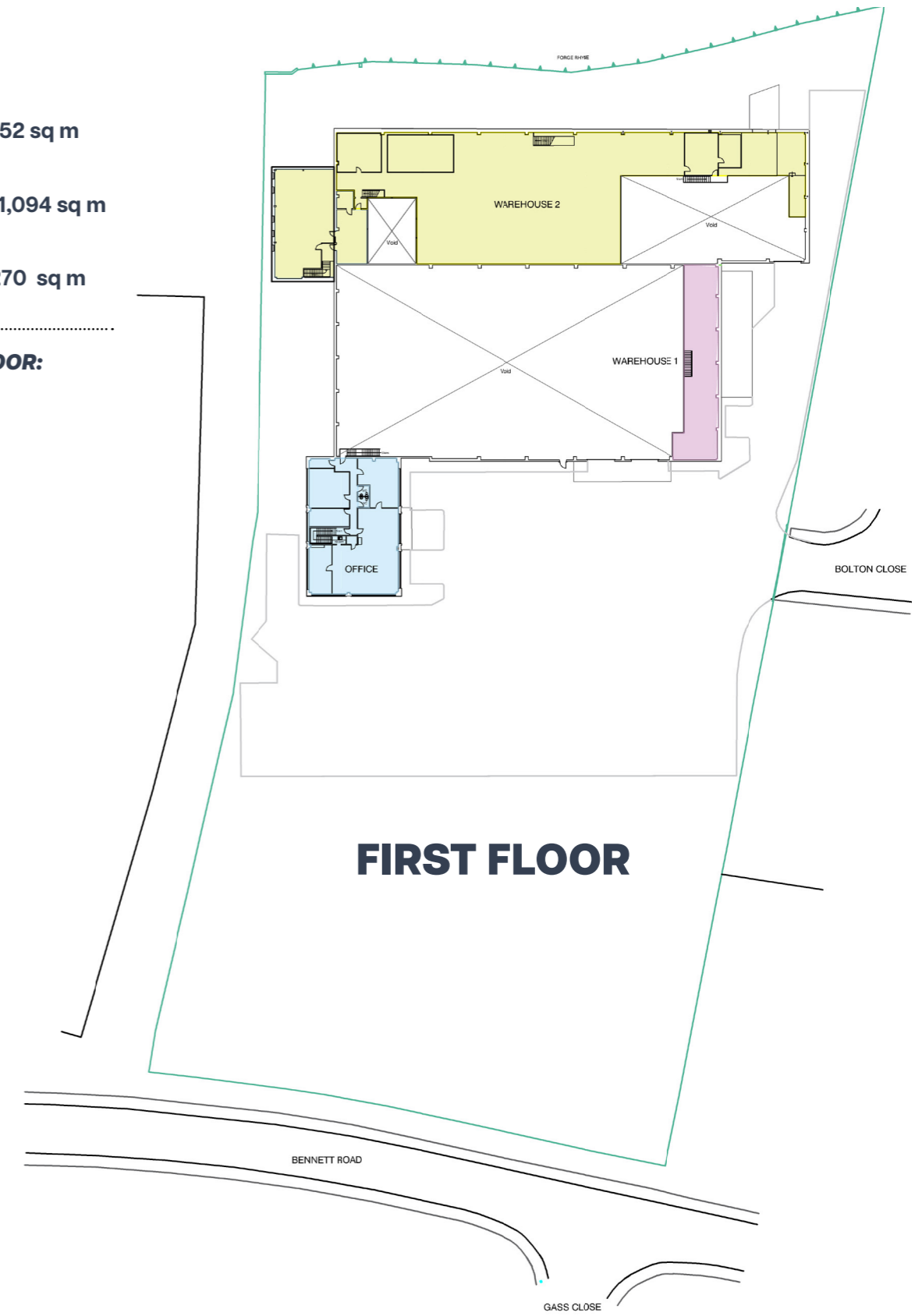
GROUND FLOOR

1,640 sq ft | 152 sq m

11,790 sq ft | 1,094 sq m

2,914 sq ft | 270 sq m

TOTAL GROUND FLOOR:
16,344 sq ft
1,516 sq m



FIRST FLOOR

FURTHER DETAILS

Paul Hobbs
07767 613489
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James Short
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TENURE

The property is available Freehold or Leasehold.
Price/rent and other terms on application.

PLANNING

The site is currently used for a mix of industrial and warehousing purposes. The property benefits from a total site of 3.4 acres offering scope (approx. 1 acre) to build additional production or warehouse buildings, create further parking or provide secure open storage (subject to planning consent).

BUSINESS RATES

Warehouse, Office and Premises
Rateable Value £167,000 (April 2023)

SERVICES

Mains gas, electricity (substation on site) and air conditioning.

PARKING

73 Parking Spaces

EPC

EPC Rating: - C - 60

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- 1)** The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
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Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information required to complete these checks before the deal is completed. Information required will include:

- 1)** Corporate structure and ownership details.
- 2)** Identification and verification of ultimate beneficial owners.
- 3)** Satisfactory proof of the source of funds for the Buyers / funders / lessee.





GF & FF - OFFICES



GF - OFFICE



FF - OFFICE



GF - WAREHOUSE 1