



Warehouse / Industrial Unit
B2 & B8 Consent
855 sq m (9,209 sq ft)

Get more information

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Warehouse Unit To Let

Unit 13, Briarwood Business Park
Walrow Industrial Estate, Highbridge TA9 4AG



Description

Briarwood Business Park is situated on the Walrow Industrial Estate, which is a large employment area situated just 2 miles from Junction 22 of the M5.

The Business Park has a mix of industrial and logistical occupiers on site, with access provisions for 24/7, with gated fob entry.

Accommodation

Unit 13 provides an open plan warehouse space suitable for a range of industrial or storage businesses with the benefit of excellent eaves height and 3 No. roller shutter doors.

The Unit is available from March 2026.

Services

Mains three phase electricity is connected to the property by way of a sub-meter - electricity on charged based on usage.

Telephone lines are likely to be available for connection, subject to BT Regulations.

We confirm that we have not tested any of the service installations and any Tenant must satisfy themselves independently as to the state and condition of such items.

EPC

The Energy Performance rating is C51.
A copy of the EPC can be available on request.

Rates

The Unit will need to be reassessed for business rates once a Tenant takes occupation as current assessment is linked with the adjacent Unit (14).

Service charge

A service charge will be payable for the proportional area of occupation to cover communal fire protection, external and communal site maintenance, repairs and ground maintenance, currently charged at £0.30 per sq ft, per annum.

Building insurance

The Unit is insured under the Landlord's policy and the Tenant to reimburse the Landlord for the proportional premium payable.

Terms

Unit 13 is being offered to Let by way of a new Full Repairing and Insuring Lease for a term to be agreed.

Shorter term occupation by way of Licence agreement may be considered, subject to Tenant status and covenant.

Rent

£44,000 per annum.

VAT

VAT will be chargeable.

Deposit

A deposit equivalent to three month's rent or demonstration of three years suitable audited accounts will be required.

Legal costs

The prospective Tenant is to be responsible for contributing towards the Landlord's reasonable legal costs.

Anti money laundering

Any prospective Tenant will be required to provide relevant photo ID and proof of address to comply with current regulations.

Planning

The prospective Tenant should make their own enquires to the Planning department regarding their proposals and intended use.

To find out more information:

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3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

