

gth



Industrial Recycling Centre

Racine House, Plum Lane, Bridgwater, Somerset TA6 5HL

Key Facts

- A B2 Use recycling centre on the edge of Bridgwater
- 450 KW 3 Phase Electric onsite
- Building totalling 8,818 sq ft to include mezzanine office
- Total site area of 0.655 acres
- Freehold available from £505,000. (May Let the site)

Location

The property is located on the outskirts of Bridgwater, close to the M5 and approximately 4 miles to the nearest junction. The A372 is only 0.7 miles away. The property is located at the end of Plum Lane.

Bridgwater, with a population of 41,000, is a market town located 9 miles north east of Taunton and 40 miles south of Bristol. The town benefits from access to both Junctions 23 and 24 of the M5 motorway and has attracted substantial residential and commercial development in recent years, with Hinkley Point C creating further opportunities in both sectors.

Description

Racine House is constructed of brick elevations under a part timber and metal frame roof which is clad in corrugated metal sheeting with inset skylights.

The unit is predominantly open plan with a workshop, staff room, stores and WC block at ground floor level located at the front of the unit with a mezzanine office above. Access into the building is via two roller shutter doors, one to the front and one to the back with a pedestrian access located at the front.

Racine House has the benefit of two yard areas, either side of the building. The one to the south is on the other side of the access road totalling 0.208 acres and covered in hard-core with the yard to the north totalling 0.238 acres which has recently been covered in compacted crushed stone.





Accommodation

The approximate gross internal areas are as follows:-

Warehouse	778.76 sq m	8,382 sq ft
Mezzanine Office	<u>40.52 sq m</u>	<u>436 sq ft</u>
Total	819.28 sq m	8,818 sq ft

Utilities

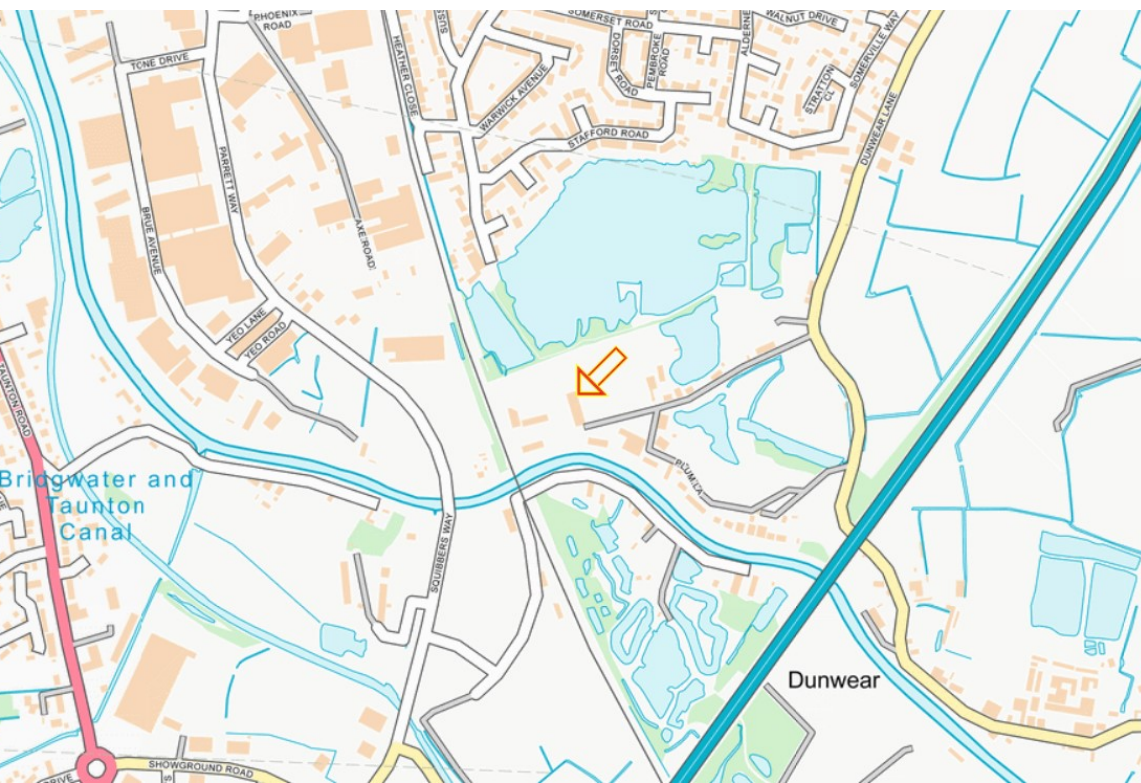
The building is connected to mains electricity (3 phase 450KW), drainage and water.

Rates

The Valuation Office's website shows the site to have a rateable value of £37,000 per annum.

Energy Performance Certificate

Racine House has a commercial EPC rating of D(76). A full copy of the EPC is available upon request.



Terms

The property is available freehold with vacant possession at a guide price of £505,000. (The owner may let the site with terms to be agreed.)

VAT

We are advised that the property is not registered for VAT and therefore VAT will not be applicable on the purchase price.

Viewing

Strictly by appointment by sole agents:

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