

gth



Industrial Unit

**FOR SALE**

**Unit 1 Wireworks Estate, Bristol Road, Bridgwater,  
Somerset, TA6 4AP**

- A refurbished end of terrace industrial unit on popular estate.
- Suitable for various uses such as light industrial, trade counter and storage.
- Prominent location facing the Bristol Road and Ascot Drive roundabout.
- Total floor area of 2,560 sq ft to include mezzanine and loft areas.

**Freehold Guide Price: £190,000**

## Location

The premises are located close to Junction 23 of the M5 motorway and sit in a prominent location on the A38 (Bristol Road) within the Wireworks Estate.

Communication links are excellent with Hinkley Point only 12 miles to the North West, Junction 23 of the M5 approximately 1.8 miles to the North, and Junction 24 approximately 4 miles to the South.

The county town of Taunton (16 miles south) is also strategically located within half a mile of Junction 25 of the M5 motorway, midway between Bristol and Exeter.

## Description

An end of terrace unit forming part of a block of commercial units. The property is constructed of brick and blockwork elevations with the frontage having been clad.

Access into the unit is either via a roller shutter door measuring approximately 2.45m x 2.10m or a set of metal double doors measuring 2.50m x 2.50m into the lean-to. The double doors contain a pedestrian door as well.

Internally, the property provides various store rooms at ground floor level and a kitchen & WC at first floor level with a further store available in the loft, all of which have been refurbished.

The unit benefits from mains electric, water and drainage.

## Floor Areas

We have measured the Gross Internal Area to be as follows:-

Ground Floor	142.69 sq m. / 1,536 sq ft.
First Floor	75.35 sq m. / 811 sq ft.
Loft	<u>19.80 sq m. / 213 sq ft.</u>
<b>Total:</b>	<b>237.84 sq m. / 2,560 sq ft.</b>

## Energy Performance Certificate

The unit has an Asset Rating of C(60). A full copy of the EPC is available upon request.

## Terms

The property is available freehold with vacant possession at a guide price of £190,000.

## VAT

We are advised the property is not registered for VAT, therefore VAT will not be payable on the purchase price.

## Business Rates

The valuation office website shows the premises to have a current rateable value of £10,250 per annum.

## Viewing

Strictly by appointment with sole agents:-

Zack Dennington & Joseph Hughes  
Greenslade Taylor Hunt

9 Hammet Street, Taunton, Somerset, TA1 1RZ

Email: [zack.dennington@gth.net](mailto:zack.dennington@gth.net) /  
[joseph.hughes@gth.net](mailto:joseph.hughes@gth.net)



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