



Quoting Rent:

Upon
Application

The Property:

The premises comprises a large, detached, manufacturing facility with two small outbuildings that provides the following Gross Internal Areas:

Main Warehouse:

128,116 sq ft (11,902 sq m)

Outbuilding 1:

15,212 sq ft (1,413 sq m)

Outbuilding 2:

5,582 sq ft (519 sq m)

TOTAL

**148,910 sq ft
(13,834 sq m)**

Former BPI Premises,
Bath Road,
Bridgwater,
TA6 4NZ

Affordable storage options. Well-established location. Good transport links.

Highlights

- **Flexible Lease Terms Available**
- Immediately Available
- Well-established Location
- 3.5MW Power Supply
- Total Site Area:
11.05 Acres (4.47 hectares)

The Location

Nearby Neighbours: Connectivity:

- BFF Nonwoven
 - Morrisons RDC
 - Refresco
 - Evri
 - Muller
 - EDF
- Junction 23 M5:
2.7 miles / 7 mins
 - Bridgwater Town Centre:
1.7 miles / 7 mins
 - Junction 24 M5:
3.2 miles / 10 mins

Description

The site comprises a large detached manufacturing facility that has been built around a concrete portal frame with asbestos clad roof and elevations. Asbestos report available upon request.

The warehouse area benefits from 6m (19ft 6") minimum eaves as well as 12.75m (41ft 8") eaves in parts. The main facility also benefits from fitted office accommodation, WCs and kitchenette.

Loading is provided via multiple surface level loading doors with separate pedestrian access at the front elevation.

Externally, the property benefits from a large, hard-surfaced yard area with a generous number of delineated car parking.

We are told that the property benefits from gas, mains water and 3.5MW power supply, however we advise that parties make their own enquiries about the power with WPD. We understand the property benefits from the full suite of E, B2 and B8 planning consents.

Tenure

The property is available for immediate occupation on a leasehold basis and will be leased in an as seen condition. Consideration will be given for leasing part of the premises.

VAT

All costs are subject to VAT where applicable.

Anti-Money Laundering

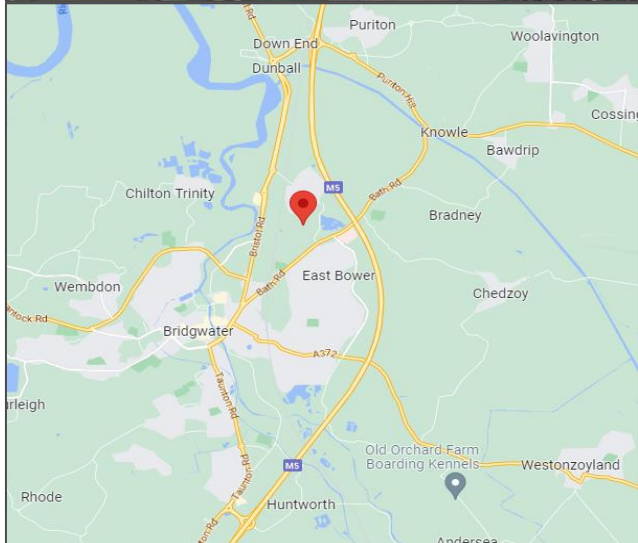
All interested parties will be required to comply with Anti-Money Laundering regulations.

Energy Performance Certificate

Main Building – D 76

Outbuilding 1 – C 60

Outbuilding 2 – C 55



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