

BRAKES HIGHBRIDGE

Bennett Road, Isleport Business Park
Highbridge, TA9 4PW

COLD STORE WAREHOUSES FOR SALE



FOR SALE MAY SPLIT

45,973–172,292 sq ft
(4,271–16,006 sq m)

- 1.69 ACRES AVAILABLE FOR EXPANSION / DEVELOPMENT
- EXCELLENT COMMUNICATION LINKS
- ESTABLISHED INDUSTRIAL LOCATION
- 8.1 ACRES ENTIRE SITE
- 11 DOCK LEVEL LOADING BAYS
- FITTED COLD STORES



ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) on a Gross Internal Area basis.

	SQ M	SQ FT
BUILDING 1		
Ground Floor Offices	501.58	5,399
First Floor Offices	305.91	3,293
Ground Floor Store	725.31	7,807
Chilled Loading Bay	421.78	4,540
Cold Store	2,316.41	24,934
TOTAL	4,271	45,973
BUILDING 2		
Ground Floor Offices	197.94	2,131
First Floor Offices	197.94	2,131
Ground Floor Chill	928.35	9,992
Ground Floor Chill Loading	550.95	5,930
Ground Floor Cold	1,768.82	19,039
Mezzanine Cold Store	2,697.17	29,032
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Mezzanine Cold Store	2,697.17	29,032
TOTAL	11,735.50	126,319
TOTAL	16,006.50	172,292

LOCATION

The property is located in Highbridge, approximately 1 mile from the town centre and approximately 25 miles south-west of Bristol and 10 miles north of Bridgwater.

The property has good access to the motorway network via Junction 22 of the M5 motorway which is to the north-west via the A38 Bristol Road. The property is situated on Isleport Industrial Estate which is an established industrial location. Access is directly off Bennett Road which is the main access road running through the Estate.

Highbridge & Burnham train station is less than 2 miles from the property and served by the main Bristol to Taunton railway line.

DESCRIPTION

The site extends to approximately 8.1 acres (3.24 hectares) and comprises two industrial units constructed in the early 1990's that are fitted out to provide cold stores with ancillary offices, garage workshop and a security lodge. The main warehouse / cold store buildings are of steel portal frame construction with part block walls and upper steel cladding. The property also benefits from onsite refuelling facilities, vehicle wash and vehicle maintenance unit.

Building 1 comprises a single storey cold store facility with an 11.5m eaves height, the loading area to the front of the unit benefits from 4 dock level loading doors.

Building 2 contains 3 mezzanine floor levels above the main ground floor warehouse space with both cold store and chiller areas. There are 7 dock level loading bays to the front elevation and a further 3 to the rear elevation.

The office accommodation is of brick built construction with flat concrete roofing. Internally they comprise plaster painted walls with either carpet or tile flooring finishes. Part of the offices benefit from air conditioning. Each property benefits from mains drainage, water, gas and power capacities of 1,100kVA.

The site is capable of being split to provide self contained warehouse facilities with their own dedicated access, car parking and yard areas. Furthermore each property would benefit from integral office accommodation and separate power supplies.



DEVELOPMENT LAND

In addition to the two cold store warehouses the property provides 1.619 acres of development land that would be suitable for a variety of uses (subject to planning). Access to the site is from Bennett Road.

The development land is available to purchase separately or as part of the whole site.

TERMS

The unit is available by way freehold sale. Price on application

LEGAL COSTS

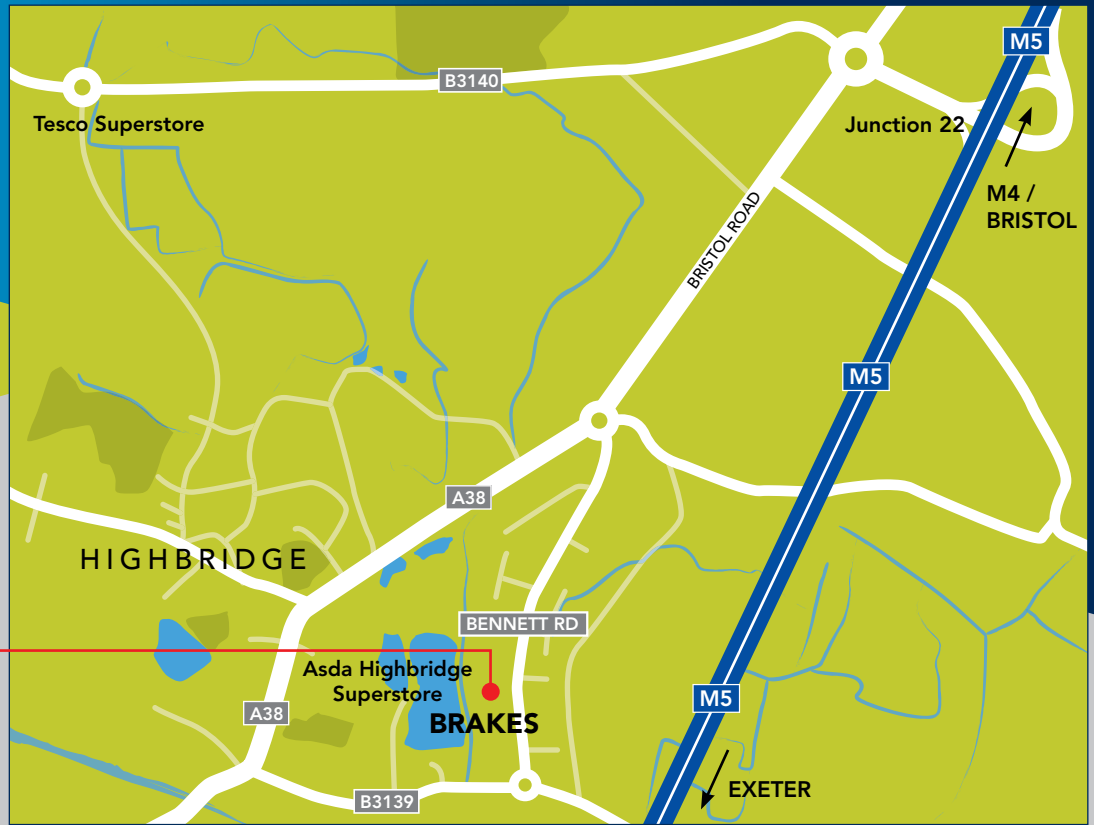
All parties will bear their own legal costs incurred in the completion of the new lease.

ENERGY PERFORMANCE CERTIFICATE

BUILDING 1 – D76

BUILDING 2 – D82

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RATES

The property has a draft Rateable Value of £275,000 (April 2017 Rating List).

PLANNING

We understand that the units benefit from B8 (storage and distribution).

VAT

All figures quoted are exclusive of VAT where applicable.

INFORMATION / VIEWING

Strictly by prior appointment through the sole agents:



Giles Weir

t: +44 (0)117 930 5782
m: +44(0)7973 400 806
e: giles.weir@eu.jll.com

Michael Alderton

t: +44 (0)207 087 5430
m: +44 (0)7831 102406
e: michael.alderton@eu.jll.com