



**Viewing: by strict appointment with the Agent.**

**ROSEBERY AVENUE/BATH ROAD  
BRIDGWATER  
SOMERSET  
TA6 4PD**

**Warehouse unit 56,850sqft approx on a 3.6 acre site**

**TO LET or FOR SALE**



## **LOCATION**

The property is situated just off the Bath Road (A39) in Bridgwater close to its junction with the A38 trunk road and within approximately 1½ miles off the M5 motorway at junction 23. Bridgwater is exceptionally well served for motorway access at junctions 23 and 24. The property is also located alongside the mainline railway and has a private railway siding facility.

## THE PROPERTY

The property comprises a single warehouse with two loading doors and totals some 56,800sqft (5,276m<sup>2</sup>) set within a site of 3.6 acres tarmaced providing generous fenced outside storage. A railway siding runs alongside the building and has off-loading directly into the building.

The warehouse is of steel portal frame construction with an eaves height of approximately 18' with level concrete floor, sodium lighting and two roller shutter doors from the main yard. The walls of concrete block work and a roof of corrugated sheeting.

The property has the benefit of three phase power, water and drainage. There are W.C facilities within a separate block adjacent to the entrance of the yard where there are also two porta-cabin offices.

## BUSINESS RATES (total of 2 assessments)

Rateable Value	£104,500	2008/2009
Rates Payable	£ 48,279	2008/2009

## TERMS

The property is available To Let by way of a new lease for a term to be agreed or alternatively the freehold is For Sale.

## PRICE/RENT

**Rent** £125,000 per annum

**Freehold price** £1.5 million

VAT is applicable to this property.

## VIEWING

Strictly by appointment with the agents Cluff Commercial 6/8 Angel Crescent, Bridgwater. Contact Chris Cluff on 01278 439439 / 07802385746 or [Taunton@cluff.co.uk](mailto:Taunton@cluff.co.uk)

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