



Units 1-5, 10 Commerce Way
Walrow Industrial Estate
Highbridge
Somerset
TA9 4AG

Industrial Investment
for sale

Passing rent of £53,185
per annum

- Occupying a high-profile location adjoining the M5 motorway.
- Approx. 1,089.69 Sq M (11,725 Sq Ft) of warehousing/office space.
- Currently divided into 5 self-contained industrial units.
- Asphalt yard to front with parking and scalped yard to rear.

LOCATION

The property forms part of the established and popular Walrow Industrial Estate next to the M5 motorway with junction 22 being approximately 1 mile away. Highly visible from the motorway, the property is virtually equidistant between Bristol (22) miles and Taunton (20) miles. The premises comprises of five industrial units within one building.

DESCRIPTION

Unit 1

End of terrace self-contained unit with a GIA 60.66 Sq M (652 Sq Ft). Accessed from the front yard. Disabled WC and potential to fit a kitchenette. Mezzanine floor of 22.94 Sq M (247 Sq Ft) with metal staircase and wooden chipboard floor with storage area to side plus office of 5.22m x 3.30m with two sliding patio doors overlooking the warehouse. Eave height under the mezzanine of 2.42m. Manual roller shutter door to front with a width of 2.98m and a height of 2.97m. Pedestrian door with access into a corridor where the electricity supply metre and former wall-mounted server box are located. Minimum eave height of 4.55m and a maximum of 5.56m.

Unit 2

Accessed from the front yard. GIA of 127.99 Sq M (1,377 Sq Ft). Insulated roller shutter door with a width of 2.99m and height of 3.00m plus lobby and disabled WC. Maximum eave height of 5.56m. Insulated roof with skylights providing good natural light. Concrete floor and fluorescent lighting.

Unit 3

GIA of 361.20 Sq M (3,887 Sq Ft). Roller shutter door with a width of 3.00m and a height of 2.94m leading out to rear yard. Additional insulated roller shutter door to rear with a width of 3.79m and a height of 3.96m. Maximum eave height of 5.55m. Insulated roof with skylights providing good natural light.

Unit 4

Accessed from the front yard via roller shutter door with a width of 2.99m and a height of 3.93m. GIA of 295.61 Sq M (3,182 Sq Ft). The unit comprises a warehouse, WC facilities, store, office, mezzanine storage area and first floor office with limited eave height. Skylights provide good natural light to the warehouse. Maximum height of 5.45m and a minimum of 4.43m.

Unit 5

Accessed via a roller shutter door from the front yard with a width of 3.99m and a height of 4.01m. GIA of 244.23 Sq M (2,627 Sq M). Gents WC, additional WC, hall and two offices on ground floor. At first floor; landing, two further offices and store. Skylights provide good natural light.

ACCOMMODATION

The property has been measured on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice the floor areas calculated are noted below:

Unit No.	Sq M	Sq Ft
1	60.66	652
2	127.99	1,377
3	361.20	3,887
4	295.61	3,182
5	244.23	2,627
Total	1,089.69	11,725

EPC

EPC rating: D

LEGAL COSTS

Each party to bear their own legal costs throughout the transaction.

BUSINESS RATES

According to the valuation office, the premises is assessed as follows:

Unit 1:	£3,750
Units 2 & 3	£22,500
Unit 4:	£14,500
Unit 5:	£12,000

For verification purposes, interest parties are advised to make their own enquiries on www.voa.gov.uk.

INVESTMENT

Passing rent of £53,185 per annum plus VAT. Net internal yield 7.27% after purchase costs.

TENURE & GUIDE PRICE

The freehold interest is available at a guide price of £695,000.

VIEWING

All viewings should be made through the joint sole agent, Carter Jonas:

T: 01823 428 590

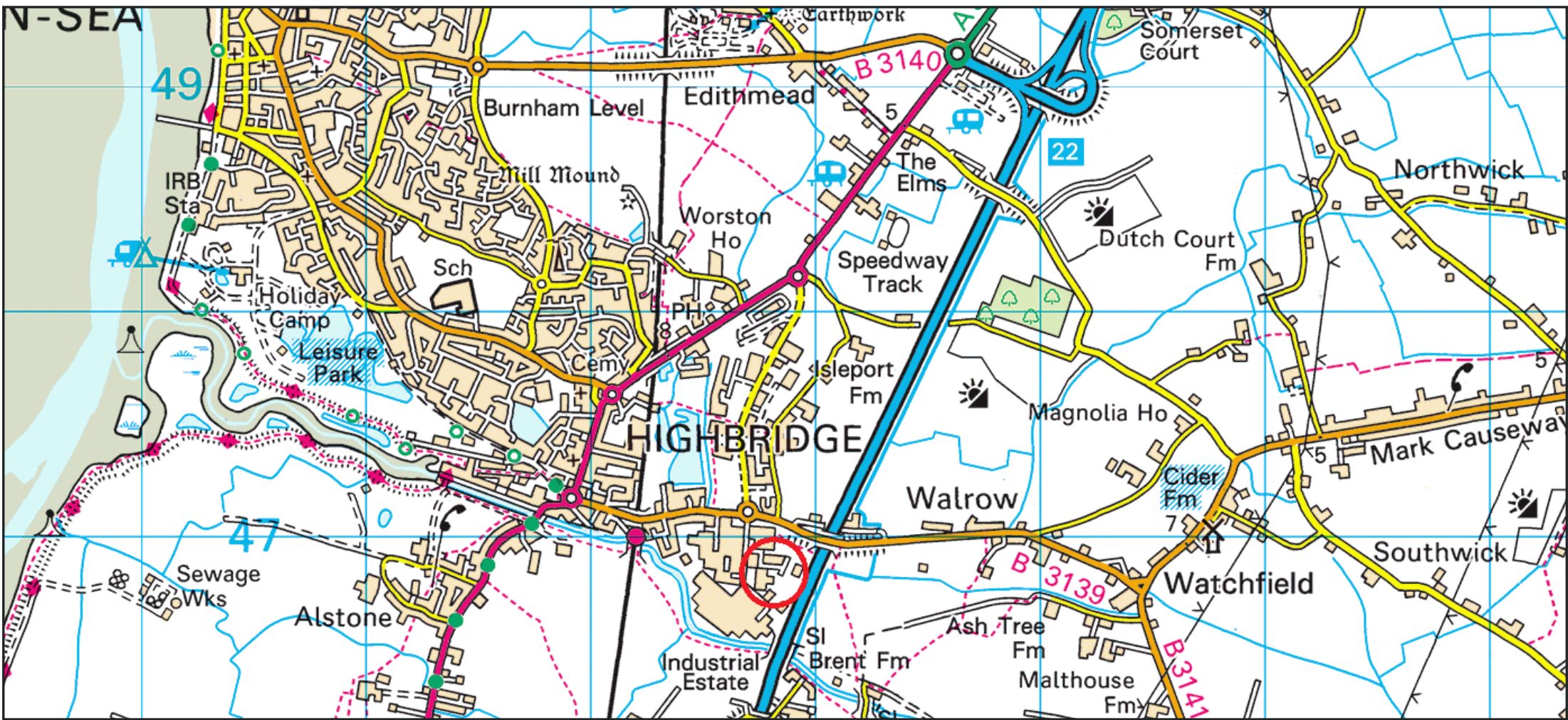
M: 07968 216 596

E: Stephen.richards@carterjonas.co.uk

SUBJECT TO CONTRACT

Unit	Tenant	Lease Start Date	Lease Term	Lease Expiry	Rent Review	Tenants Break	Rent PA £	Comments
1	Expressline Courier Ltd	01.06.2022	5 years	31.05.2027	n/a	n/a	£7,950	Effectively FRI. Rental deposit: £4,770. Outside the Act.
2 & 3	Julian Hunt	18.07.2022	7 years	17.07.2029	End of year 3	n/a	£20,400	Effectively FRI. Rental deposit: £2,880. Outside the Act.
4	Vehicle Glass Company Ltd	24.03.2019	6 years	25.03.2025	End of year 3	End of year 3	£12,950	Break has been exercised and tenant vacating 25.03.2023. On the market with Carter Jonas with a quoting rent of £12,950 per annum plus VAT.
5	Heffernan Holdings Ltd	05.08.2022	6 years	05.08.2028	n/a	n/a	£11,885	Effectively FRI. Subject to a Schedule of Condition. Inside the Act.
						Total	£53,185 PA	





FURTHER INFORMATION

Should you require further information please contact Stephen Richards.

carterjonas.co.uk

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IMPORTANT INFORMATION

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