



Vickery Holman
Property Consultants

Cornwall | Devon | Somerset | Bristol

To Let

£139,000 pax

Unit 1 & 2, 6 Brue Way, Highbridge, Somerset, TA9 4AW

23,167 Sq Ft
(2,152.2 Sq M)

Summary

- Large industrial premises to let
- Approx. 23,167 sq ft (2,152.26 sq m)
- Good sized secure yard to the front and rear
- Located next to the M5 motorway
- 5 roller shutter doors
- Gated secure access with parking for 60 plus cars
- New lease immediately available

Location:

The unit is located in Highbridge circa 22 miles from Bristol and 20 miles from Taunton. The unit forms part of the established Walrow Industrial Estate next to the M5 motorway with Junction 22 being approx. 1 miles from the premises.

Description:

The property consists of a large warehouse premises with a good sized yard to the front and rear. The premises benefits from fluorescent lighting, 5 roller shutter doors with gated access from Brue Way.

The property has a minimum eaves height of 3.79m to a maximum of 5.92m and parking for up to 60 vehicles to the front and 10/15 to the rear.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a gross internal basis.

	sq m	sq ft
Total	2,152.2	23,167

Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

C (56)

Planning:

The amended use classes would mean this property could be used for general industrial use.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £76,000 therefore making the approximate Rates Payable £42,180 per annum for 2025/26.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

The property is available on a leasehold basis with terms to be agreed. The lease will be contracted outside the Landlord and Tenant 1954 Act.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

VAT:

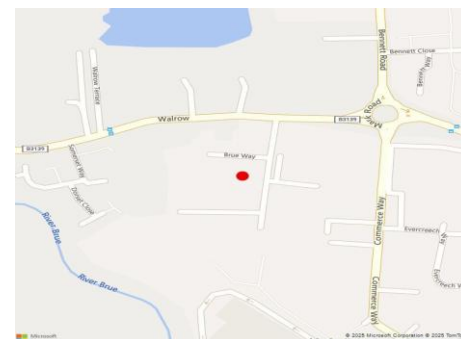
All figures quoted are exclusive of VAT if applicable.

Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



CONTACT THE AGENT

Zach Maiden

Tel: **07770 442592**

Email: zmaiden@vickeryholman.com

Charles Harris

Tel: **07809 199583**

Email: charris@vickeryholman.com

Exeter Office

Balliol House, Southernhay Gardens,
Exeter, Devon, EX1 1NP