

Axe Road Industrial Estate Phoenix Road **Bridgwater** TA6 5LP

 Unit 6

 Unit 5B

 Unit 5C

 Unit 4

 Compound 5

 **Let**

COMING SOON

Affordable Warehouse Units Close to M5 J24

5,504 - 30,950 Sq Ft (511.3 - 2,875.34 Sq M)

**Additional Yard Space Available Upon Request
TO LET**



Description

Unit 5C & 6 Phoenix Road comprises a mid-terrace industrial units which benefit from loading doors and a covered loading area. The units have some external space demised for storage and parking however there is the opportunity to take on additional yard area within the wider estate.



Unit 5C
Clear Internal
Height of 6.12m



Unit 6
Clear Internal
Height of 6.12m



Close proximity
to M5 J24

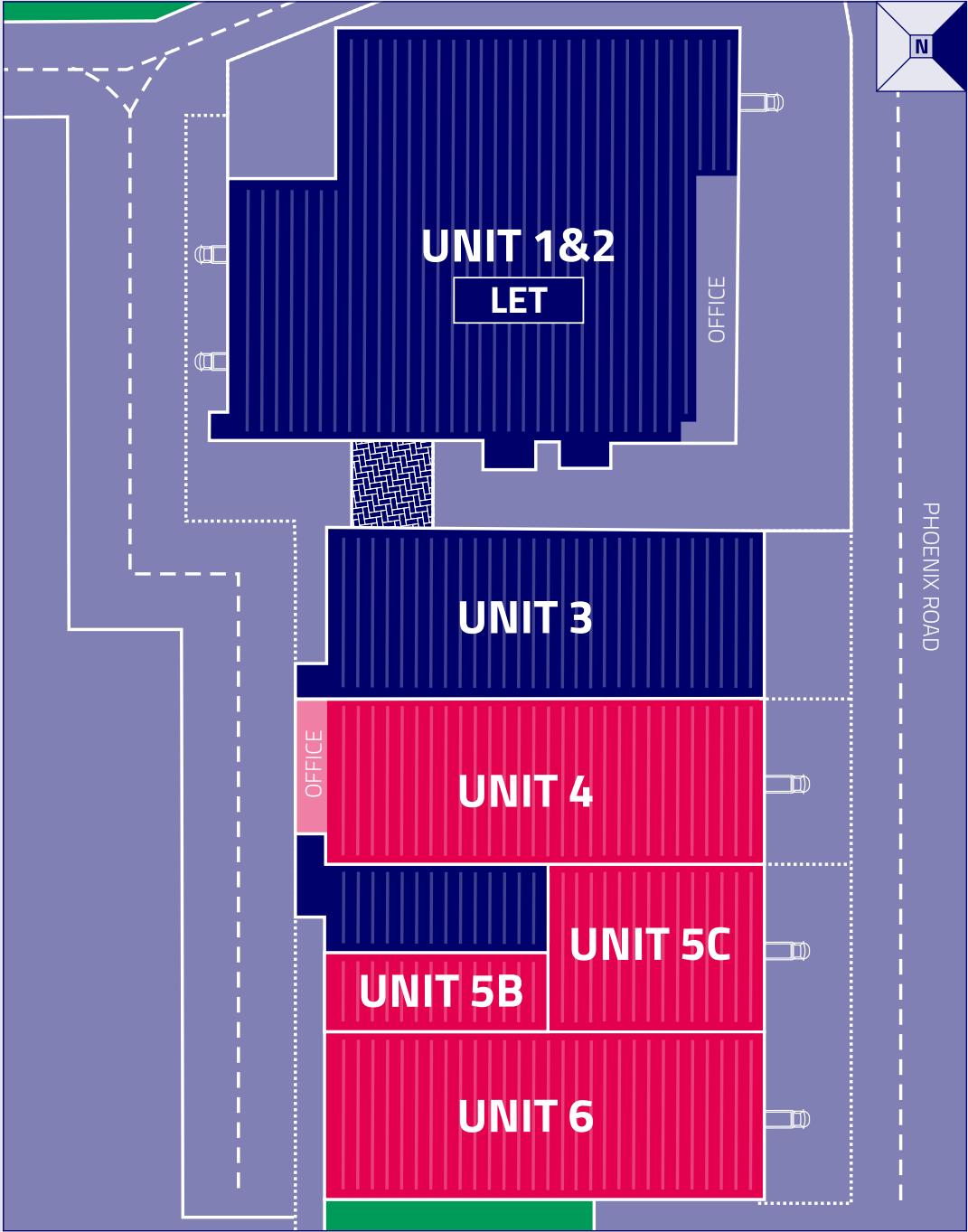


Additional Yard
Space Available
Upon Request

Availability

Unit	Sq Ft	Sq M
Unit 4	11,601	1,077.77
Unit 5B	2,709	251.67
Unit 5C	5,504	511.3
Unit 6	11,136	1,034.6

Secure compounds are also available that can connect to Unit 6 / Unit 6 & Unit 5C / Unit 6 & Unit 5B





Location

Axe Road Industrial Estate is accessed via the Squibbers Way bypass, providing new and improved access to M5 J24 in 5 minutes (to the south). Bridgwater town centre is located just 1.5 miles to the north.

Axe Road Industrial Estate is conveniently located for accessing north and south along the M5 corridor, with journey times to Hinkley Point C and the Gravity Smart Campus (site of the new TATA gigafactory, which is projected to create over 40,000 jobs (directly and indirectly) in the immediate region) being just 25 mins and 14 mins respectively.

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Drive Times

Bridgwater Town Centre	Gravity Smart Campus	Hinkley Point C	Taunton	Avonmouth Docks	Royal Portbury Docks	Bristol	M4 / M5 interchange	Exeter	Cardiff	Birmingham
2 miles	8 miles	10 miles	11 miles	37 miles	36 miles	40 miles	41 miles	42 miles	70 miles	122 miles
5 mins	14 mins	25 mins	21 mins	40 mins	43 mins	43 mins	41 mins	45 mins	70 mins	130 mins