



**6 Brue Way  
Highbridge  
Somerset  
TA9 4AW**

**Semi-detached Industrial  
unit for sale**

**G.I.A of 1,916.60 Sq M  
(20,623 sq Ft)**

- Office block to the front of 252.08 Sq M (2,712 sq Ft).
- Warehousing, offices, workshops and stores of 1,664.52 Sq M (17,910 sq Ft).
- Parking for approximately 24/26 vehicles
- Located 1 mile from Junction 22 of the M5 motorway.

## LOCATION

The industrial unit is located within the well-established and popular Walrow Industrial Estate, next to the M5 motorway, with Junction 22 about 1 mile away. The estate is positioned approximately midway between Bristol (22 miles) and Taunton (20 miles).

## DESCRIPTION

The industrial unit is self-contained with its own WC and kitchen facilities. The unit has LED strip lighting and has 5 roller shutter doors giving side access into the warehousing.

Asphalt car park to the front of the unit for approximately 15 vehicles and to the side of the building is a concrete yard for further parking and unloading for approximately 8/12 vehicles. Part of the front office block is currently let to a charity, Charley's Memory.

Warehouse 1 of 29.91m x 30.29m with minimum eaves height of 4.49m and a maximum of 5.20m. Store of 10.17m x 4.59m and an additional store of 5.58m x 2.10m housing the mains electricity supply and fuse boxes. In addition, a mezzanine floor of 10.52m x 3.81m with limited eaves height in part. Toilet block including 2 WCs, shower cubicle, stainless steel urinal and stainless-steel sink unit.

Canteen of 7.09m x 5.15m accessed from Warehouse 1 with base units, roll top work surfaces, stainless steel sink unit and window overlooking the warehouse. Built-in cupboard with Worcester gas boiler and hot water cylinder.

Office 1 of 9.62m x 3.15m accessed from Warehouse 1 with kitchenette with wall and base cupboards with inset stainless steel sink unit, windows to front and door onto the front yard area.

Boardroom of 5.71m x 4.28m accessed from Warehouse 1.

Warehouse 2 of 16.29m x 6.34m leading into Workshop 1 of 7.98m x 6.15m with Mezzanine measuring 8.08m x 3.18m. Store of 6.30m x 1.98m.

Workshop 2 of 3.85m x 3.04m and a Store of 8.93m x 2.20m with a roller shutter door with a width of 2.18m and a height of 3.25m.

Workshop 3 of 3.81m x 2.53m with a store of 3.85m x 3.08m.

Warehouse 3 of 31.00m x 9.94m with four electric roller shutter doors with measurements of :

5.90m width x 3.38m height

5.92m width x 3.39m height

5.82m width x 3.39m height

6.61m width x 3.37m height

Canopied area to the side of 7.37m x 3.26m with a maximum eave height of 3.97m. Metal staircase leading to first floor offices. Pedestrian door into Warehouse 4 which leads into Warehouse 1 via electric roller shutter door with a width of 3.08m and a height of 3.39m.

Warehouse 4 of 10.0m x 4.61m with a maximum eave height of 4.50m with metal pedestrian door into Warehouse 1 and a roller shutter door with a width of 3.47m and height of 4.11m.

Warehouse 5 of 15.24m x 4.75m opening next to Warehouse 1 and giving access into office 1.

The site is accessed via palisade metal gates and there is palisade fencing to front with chain link fencing between the neighbouring property.

The asphalt car park to the front is white lined for 15 vehicles and the concrete yard area to the side gives access to the 5 roller shutter doors into the warehouses and is white lined for 9 further vehicles

## 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:

	Sq M	Sq Ft
Warehouse 1	905.97	9,752
Store 1	46.68	502
Store 2	11.72	126
Mezzanine	40.08	431
Toilet block		
Canteen	36.51	393
Office 1	30.30	326
Boardroom	24.44	263
Warehouse 2	103.28	1,112
Workshop 1	49.08	528
Workshop 1 Mezzanine	25.69	277
Store 3	12.47	134
Workshop 2	11.70	126
Workshop 3	9.64	104
Warehouse 3	308.14	3,317
Warehouse 4	46.10	496
Warehouse 5	72.39	779
GIA	1,916.60	20,623

SUBJECT TO CONTRACT



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## TENURE & RENTAL

The industrial unit is offered for sale by private treaty at a guide price of £1,495,000 plus VAT for the freehold interest, subject to the current lease to Charley's Memory expiring 31<sup>st</sup> October 2026 with a passing rent of £18,600 per annum.

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## EPC

EPC rating D.

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## VIEWING

All viewings should be made through the sole agent, Carter Jonas, Taunton office.

T: 01823 428590

M: 07968 216596

E: [Stephen.richards@carterjonas.co.uk](mailto:Stephen.richards@carterjonas.co.uk)

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## RATEABLE VALUE

According to the Valuation Office, the premises has a rateable value of £63,500 plus £21,000 for the office block.

For verification purposes, interested parties are advised to make their own enquiries at [www.voa.gov.uk](http://www.voa.gov.uk)

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## LEGAL COSTS

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



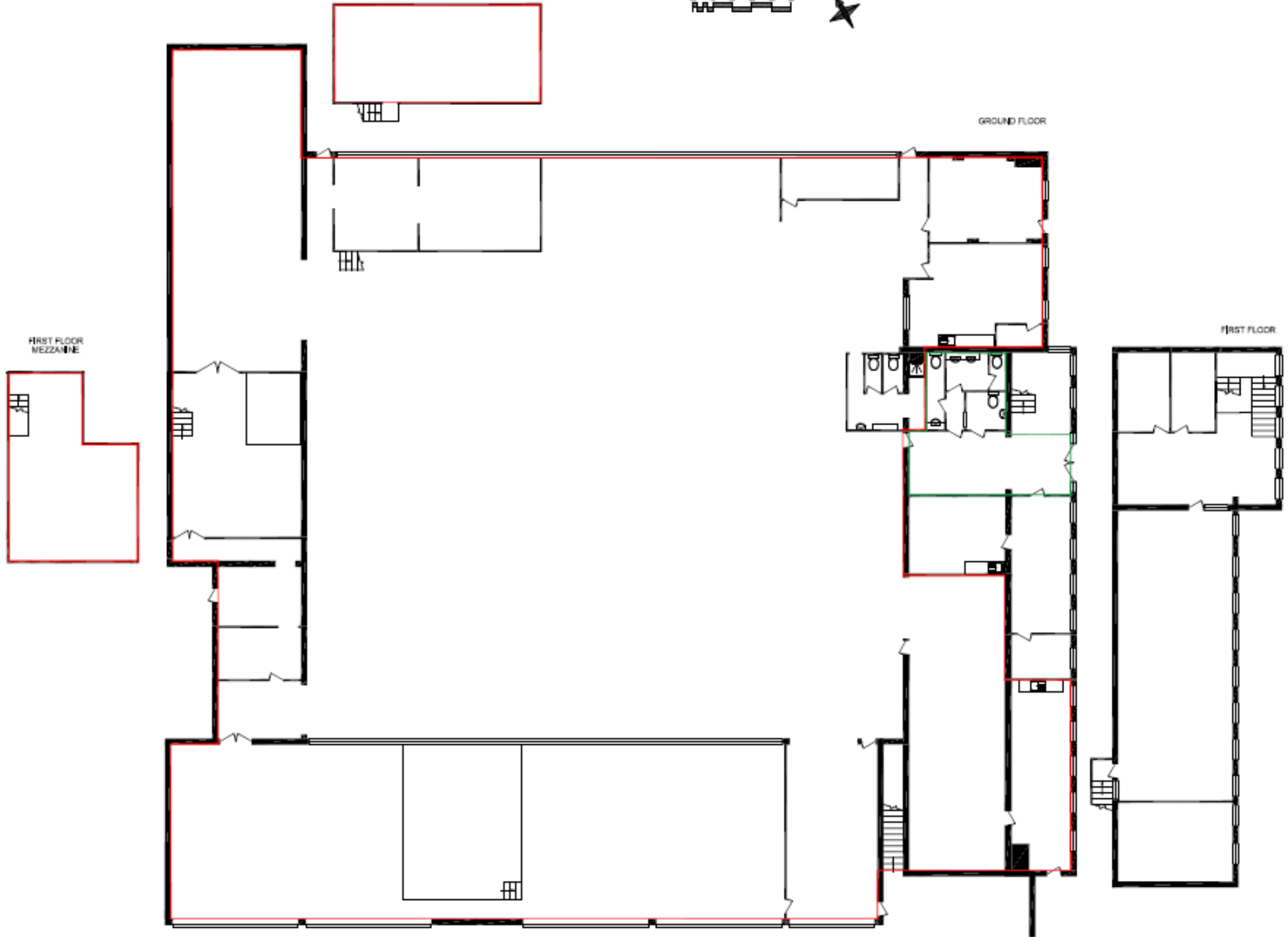


FIRST FLOOR  
MEZZANINE

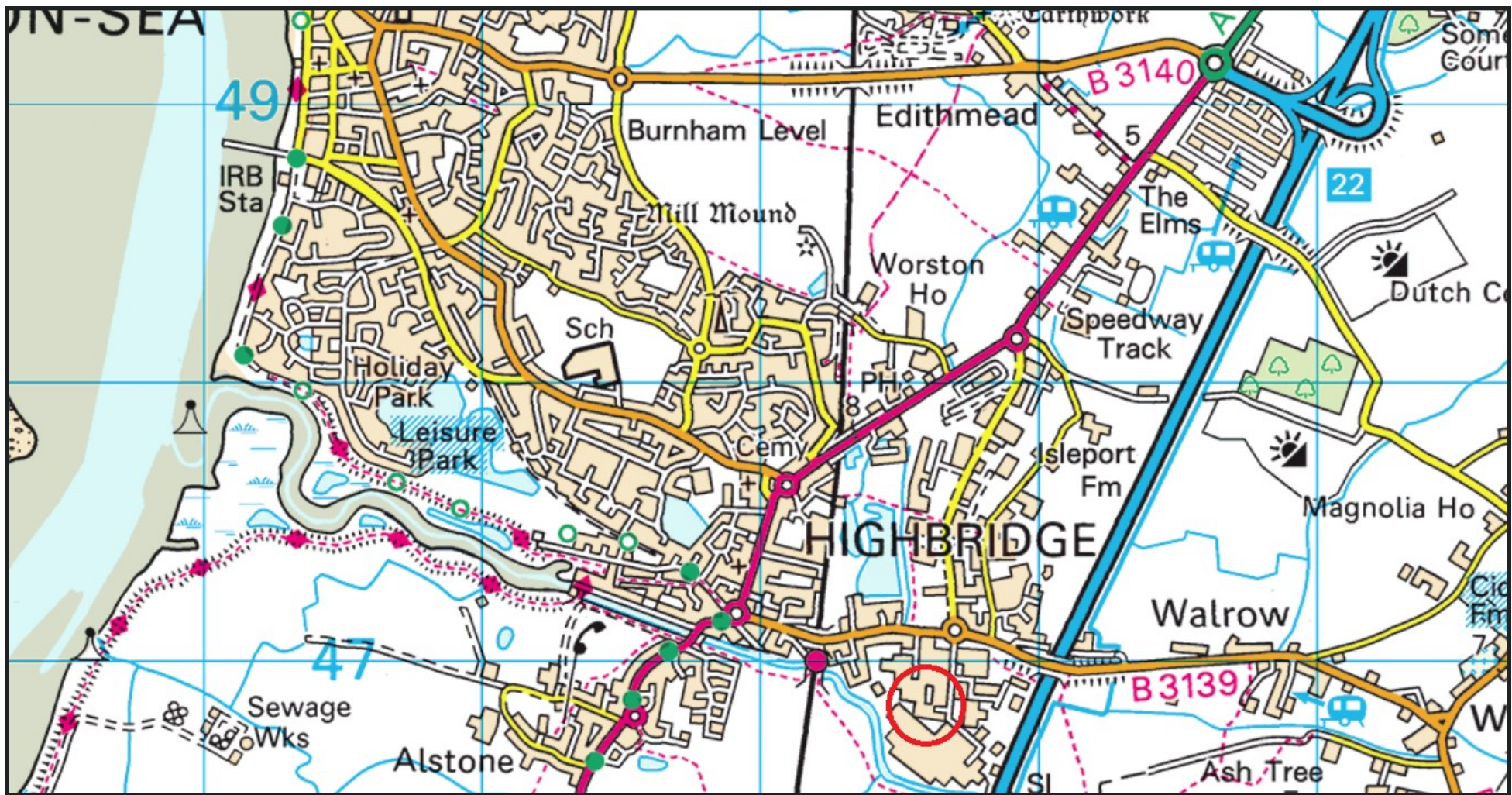
GROUND FLOOR

FIRST FLOOR

FIRST FLOOR  
MEZZANINE







## FURTHER INFORMATION

Should you require further information please contact Stephen Richards.

[carterjonas.co.uk](http://carterjonas.co.uk)

**Stephen Richards** MRICS

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## IMPORTANT INFORMATION

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