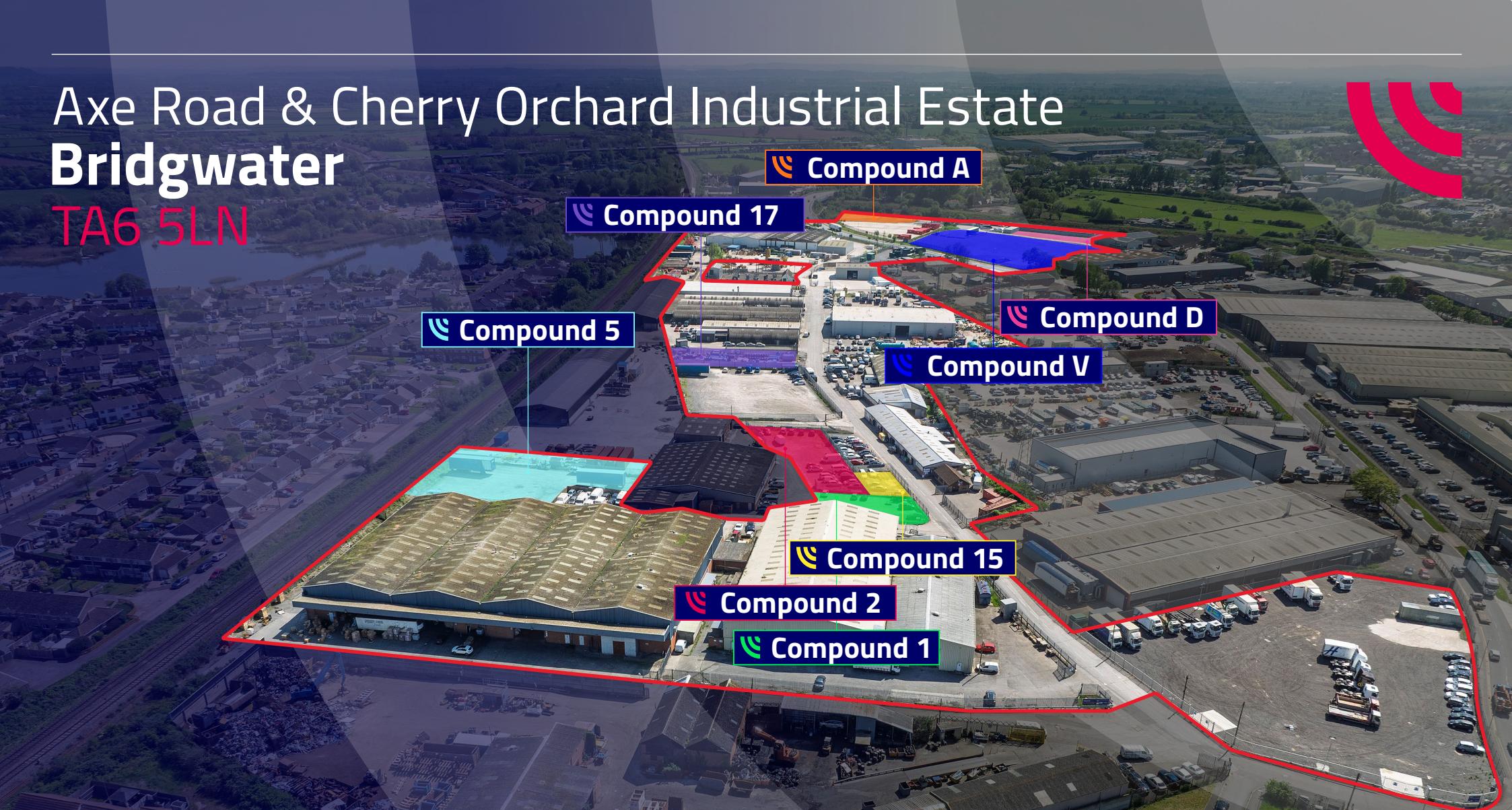


Axe Road & Cherry Orchard Industrial Estate Bridgwater TA6 5LN



Open Storage Compounds Plots from 0.06 Acres Up To 3.27 Acres TO LET

ALMCOR®



Secure Yards
Available



Allocated
Parking Areas



Close Proximity
to M5 J24

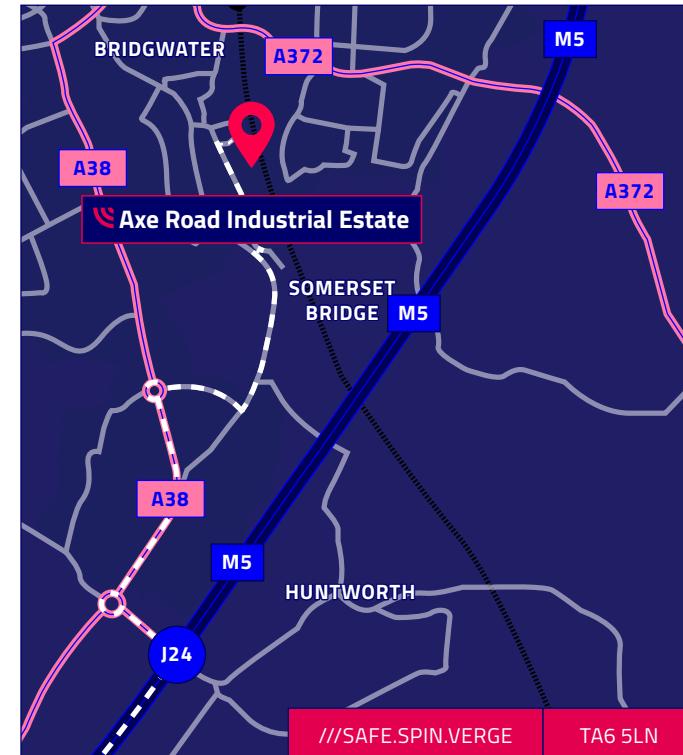
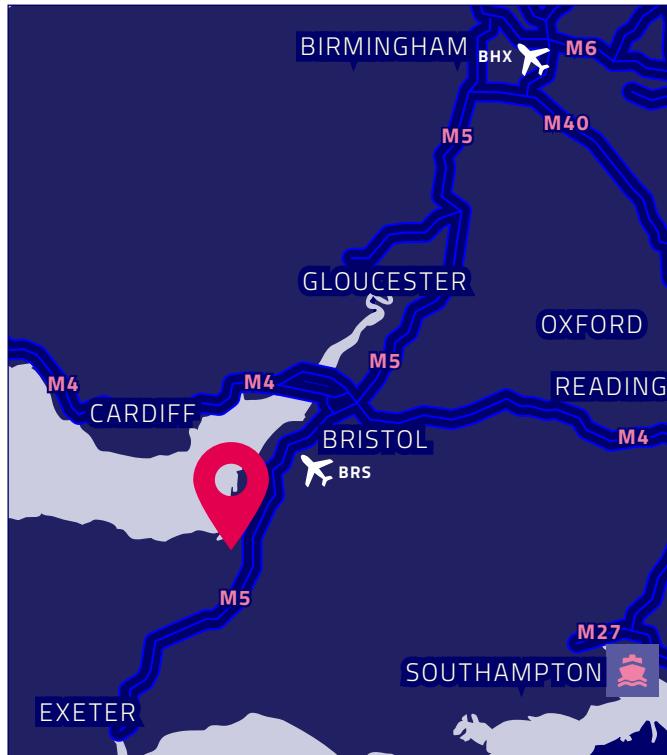


Fencing Can
Be Provided



Mix of Surfaces
Including Concrete

Compound	Acres	Sq Ft
1	0.12	5,040
2	0.25	10,974
5B	0.56	24,359
A	0.98	42,907
D	0.33	14,721
V	3.27	142,415
15	0.06	2,400
17R	0.08	3,501
Total	5.65	246,317



Description

Open storage yards range from 0.06 acres through to 3.27 acres and are available individually or combined, subject to availability.

Specification of the storage compounds varies from Class 1 (fully concreted surface and tarmacadam) through Class 2 (non-highway grade tarmacadam) to Class 3 (type 1 hardcore). The vast majority of yards benefit from mains service connectivity and secure fencing.

Drive Times

J24	Bridgwater	Gravity Smart Campus	Hinkley Point C	Avonmouth Docks
M5	Town Centre			
2 miles	2 miles	8 miles	10 miles	37 miles
5 mins	5 mins	14 mins	25 mins	40 mins

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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