

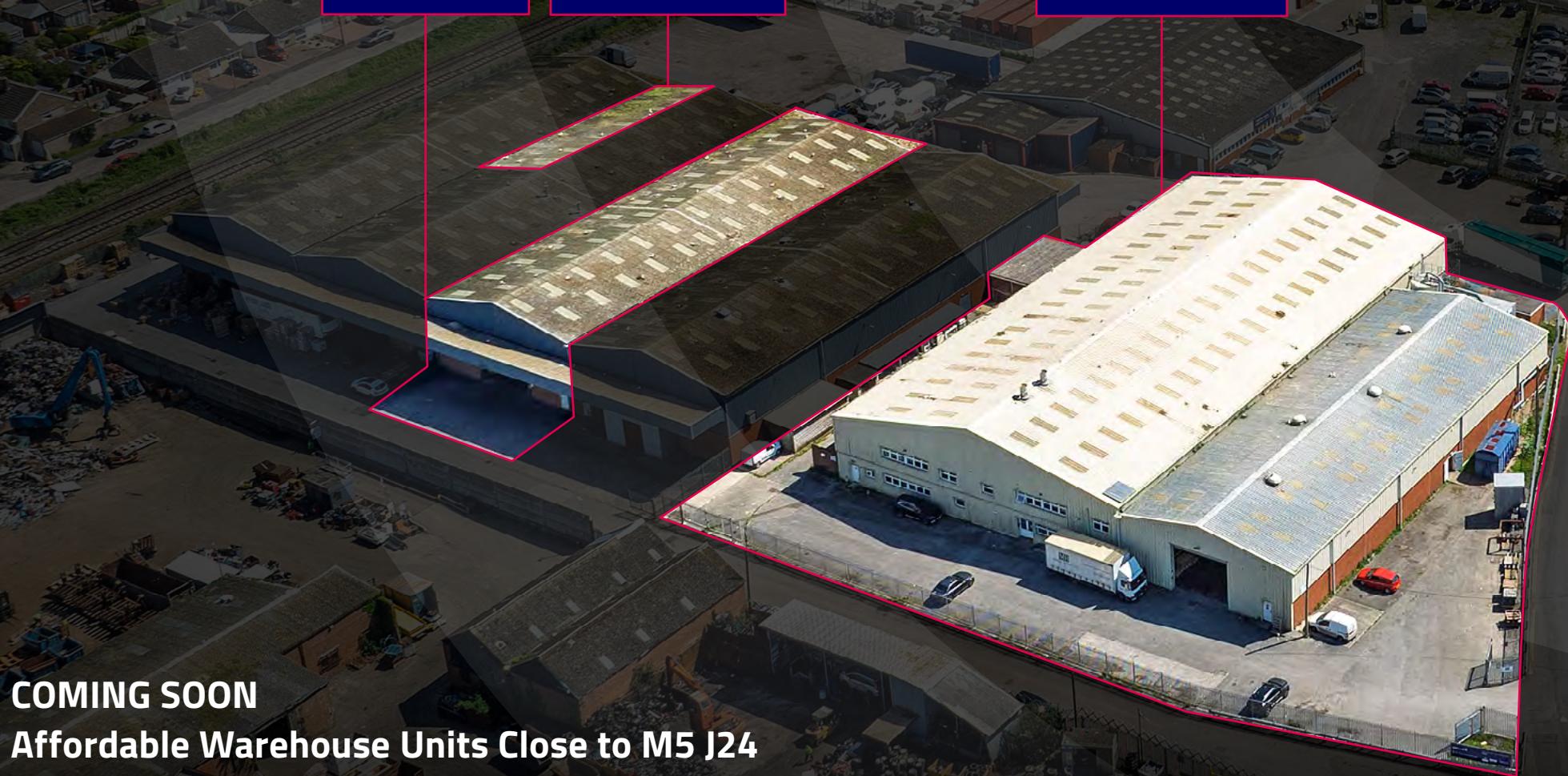
Units 1, 2, 4 & 5B Phoenix Road Bridgwater TA6 5LP



 **Unit 4**

 **Unit 5B**

 **Unit 1&2**



COMING SOON

Affordable Warehouse Units Close to M5 J24

2,709 - 41,623 Sq Ft

TO LET

Conveniently located for Hinkley Point C and
the Gravity Smart Campus (gigafactory)



Description

Units 1 & 2 Phoenix Road comprise a pair of warehouse units which have been joined internally to offer a total of 30,022 sq ft of accommodation. The units are self-contained, benefitting from a secure yard and 3 loading doors. Internally the units provide 2-storey office accommodation, WCs and open plan warehouse space.

Unit 4 & 5B 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.



Units 1 & 2 – clear internal height of 4.92m



Unit 4 – clear internal height of 6.12m

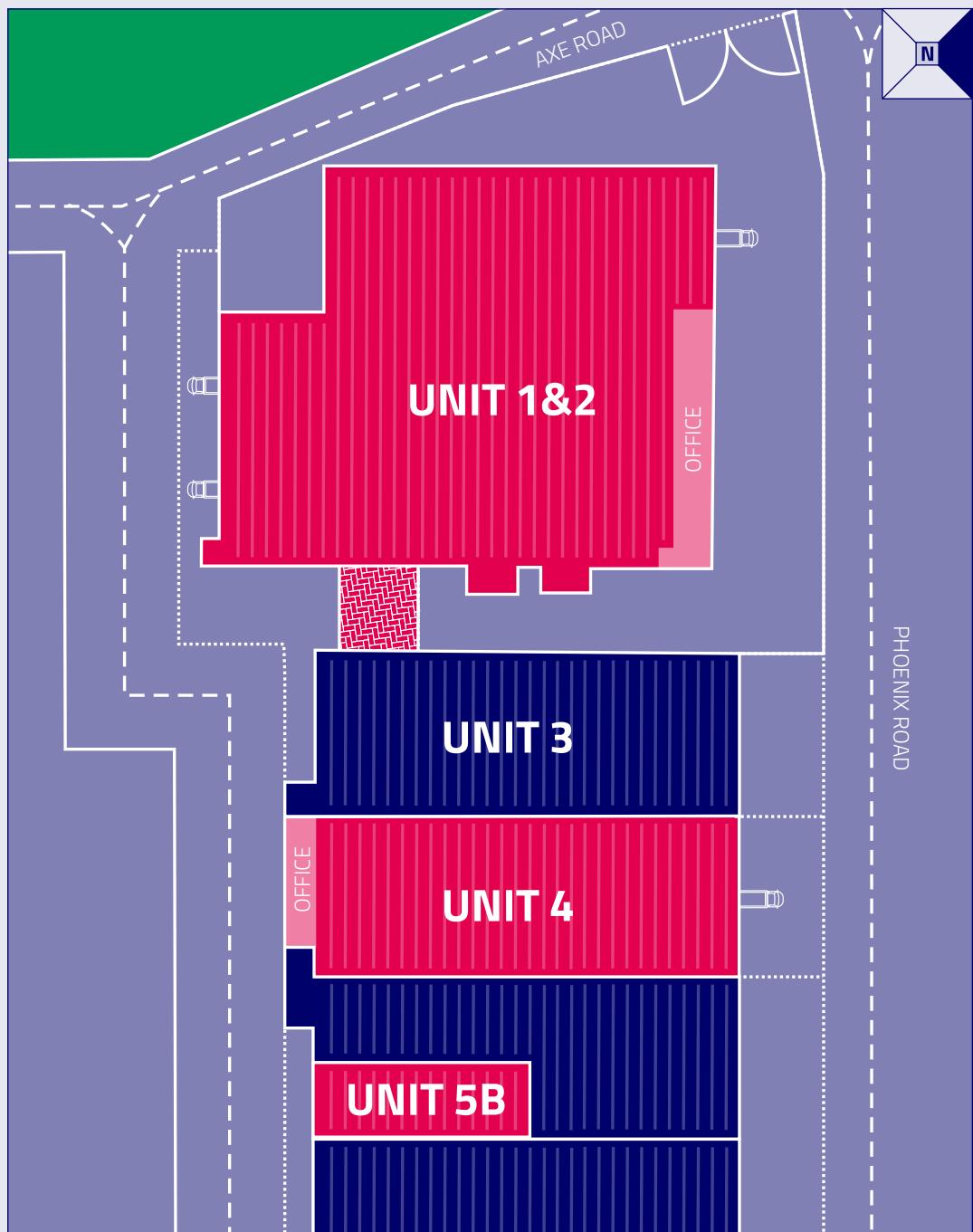


Unit 5B – clear internal height of 6.12m

Availability

Please note that Units 1 & 2 are available combined only and cannot be split. Unit 4 is available to let on its own or in conjunction with Units 1 & 2.

Unit	Sq Ft	Sq M
Unit 1 & 2	30,022	2,789.14
Unit 4	11,601	1,077.77
Unit 5B	2,709	251.67





Axe Road Industrial Estate

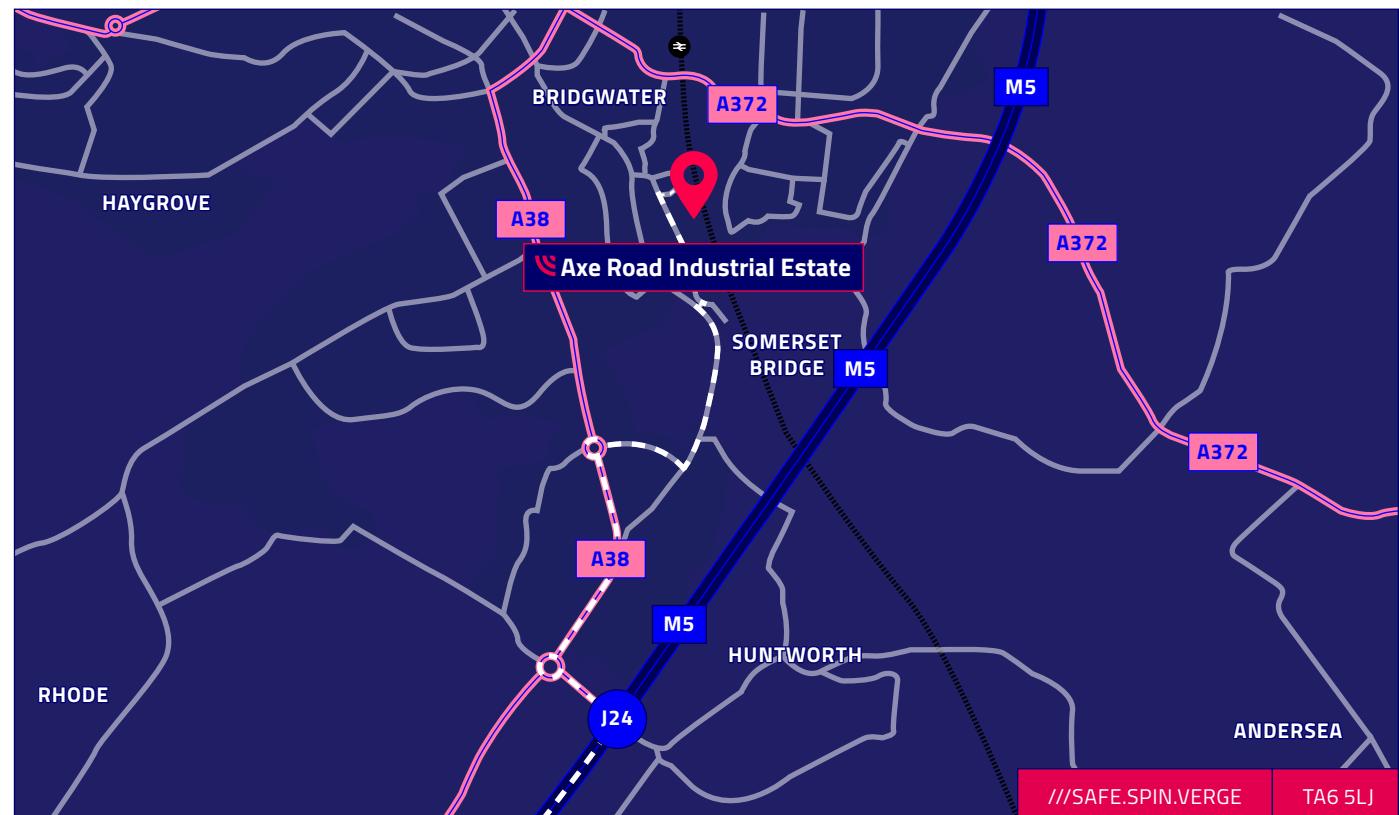
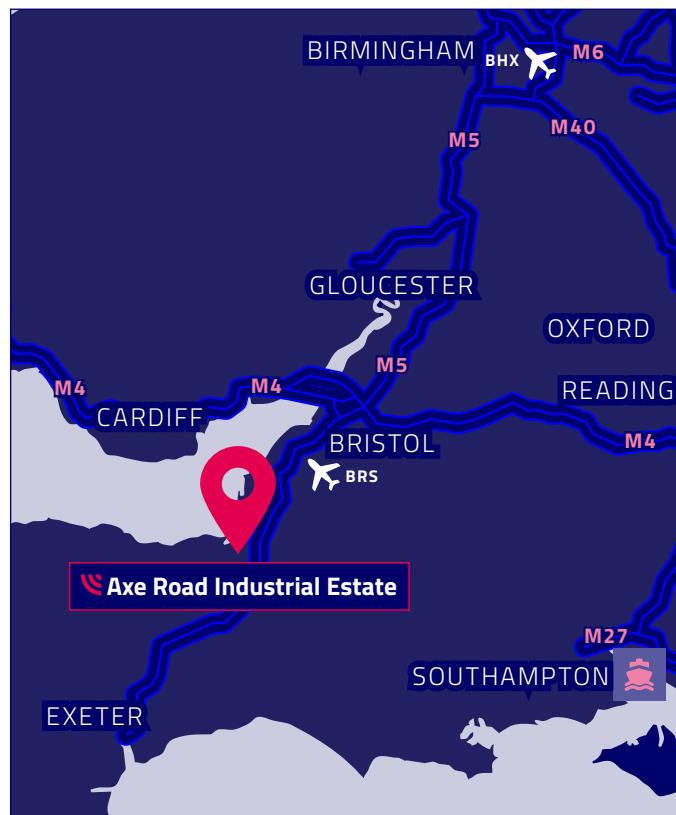
Unit 4



Unit 4



Unit 1 & 2



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.

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

Carter Jonas

Ed Cawse
074 2563 2476
ed.cawse@carterjonas.co.uk

Alison Williams
079 1704 1109
alison.williams@carterjonas.co.uk

McKinlays

John Capstick
077 0371 9697
commercial@mckinlays.co.uk