

Axe Road Industrial Estate Bridgwater

TA6 5LN



**Industrial / Warehouse /
Workshop Units**

914 - 30,022 Sq Ft

Open Storage Compounds

0.12 - 3.27 acres

TO LET

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



Description

The estate comprises three main elements - Axe Road Industrial Estate and Cherry Orchard Industrial Estate, which subdivides into Cherry Orchard (East), accessed directly from Squibbers Way, and Cherry Orchard (West), accessed from both Squibbers Way and Brue Avenue.

Axe Road Industrial Estate comprises a mix of industrial / workshop units and open storage compounds. Axe Road itself serves as the main spine road running north to south through the estate, with service roads branching from this. Unit sizings range from 914 sq ft through to 30,022 sq ft. Outline specification is depicted by the below infographics.

Cherry Orchard (East) and Cherry Orchard (West) make up the remaining elements of the wider estate, comprising a mix of open storage compounds and warehousing units. Open storage yards range from 0.12 acres through to 3.27 acres and are available individually or combined, subject to availability (see insert). Specification of the storage compounds vary 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.

Outline specification of the wider estate includes:



Mix of steel, concrete and barrel vaulted frame units



Allocated Parking Areas



Level Access Loading Doors



Secure Yards Available



Close proximity to M5 J24



Minimum Eaves Height of 6.5m





Location

Axe Road Industrial Estate is accessed via the Squibbers Way bypass, providing new and improved access to M4 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.

Carter Jonas

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



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 |

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



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