

Axe Road Industrial Estate, Bridgwater, **TA6 5LN**

# Compound A and V Squibbers Way Bridgwater

 **Compound A**

 **Compound V**

**Flexible Open Storage plots from 1 acre up to 3.27 acres TO LET**



Power  
Connection



Hardcore  
Surface



\*Palisade fencing  
available



\*Lighting  
available



\*Drainage  
available

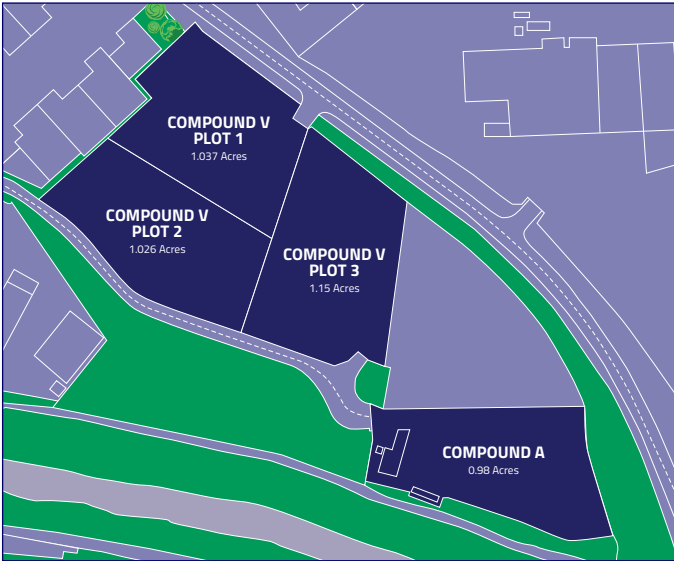
\*Fencing, lighting and drainage are available on request, subject to agreement of commercial lease terms

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Plot	Acres	Sq Ft
Compound A	0.98	42,907
Compound V	3.27	142,415



## Description

Suitable for a range of uses including self storage operators, open storage & vehicle parking, located in close proximity to Hinkley Point C & the Gigafactory development.

Compound A and V are open storage plots with a hardcore surfaces and 3x electrical connections. Available to let in plots from 1 acre (please see indicative split plan) on flexible terms, with the landlord being able to provide the following specification, as required: power connection, hardcore surface, palisade fencing, lighting, drainage.

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## 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.

**Service Charge**  
A service charge will be levied, payable by the tenant, for contribution towards the upkeep and maintenance of the common parts of the estate. Full details and service charge budget to be provided on request.

**Services**  
Three phase electricity and mains water are connected to site. Interested parties are advised to independently investigate suitability and capacity for their own needs.

**VAT**  
All figures quoted are exclusive of VAT.

**EPC**  
A new EPC is to be produced following the refurbishment of the unit.

