

Units 1&2 Phoenix Road  
Bridgwater  
TA6 5LP

Unit 1&2



**UNDER REFURBISHMENT - AVAILABLE Q1 2026**

**Affordable Warehouse Unit Close to M5 J24**

**30,022 Sq Ft (2,789.14 Sq M)**

**TO LET**



## 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.



Clear Internal Height of 4.92m



Allocated Parking Areas



Level Access Loading Doors



Mix of steel, concrete and barrel vaulted frame units



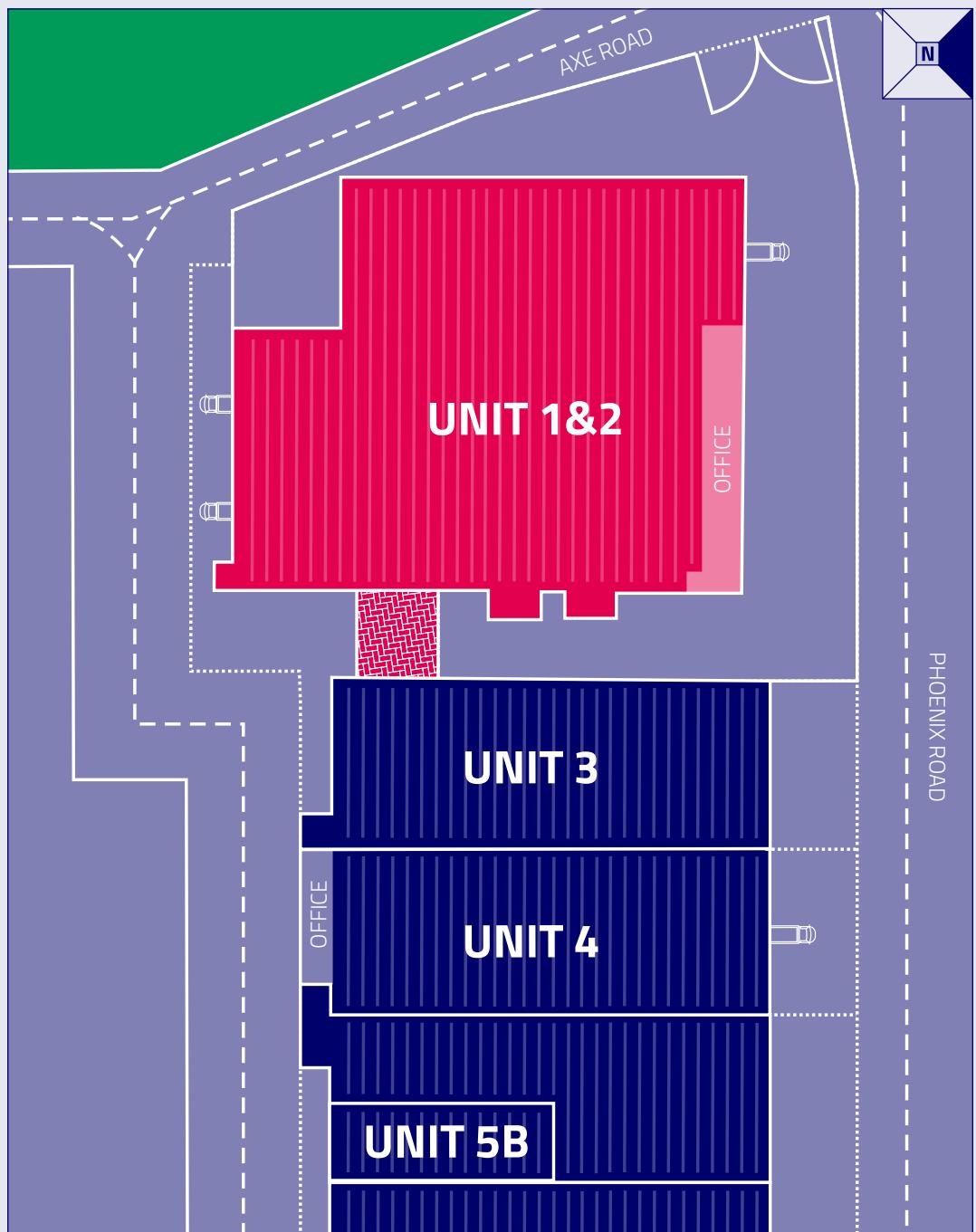
Close proximity to M5 J24

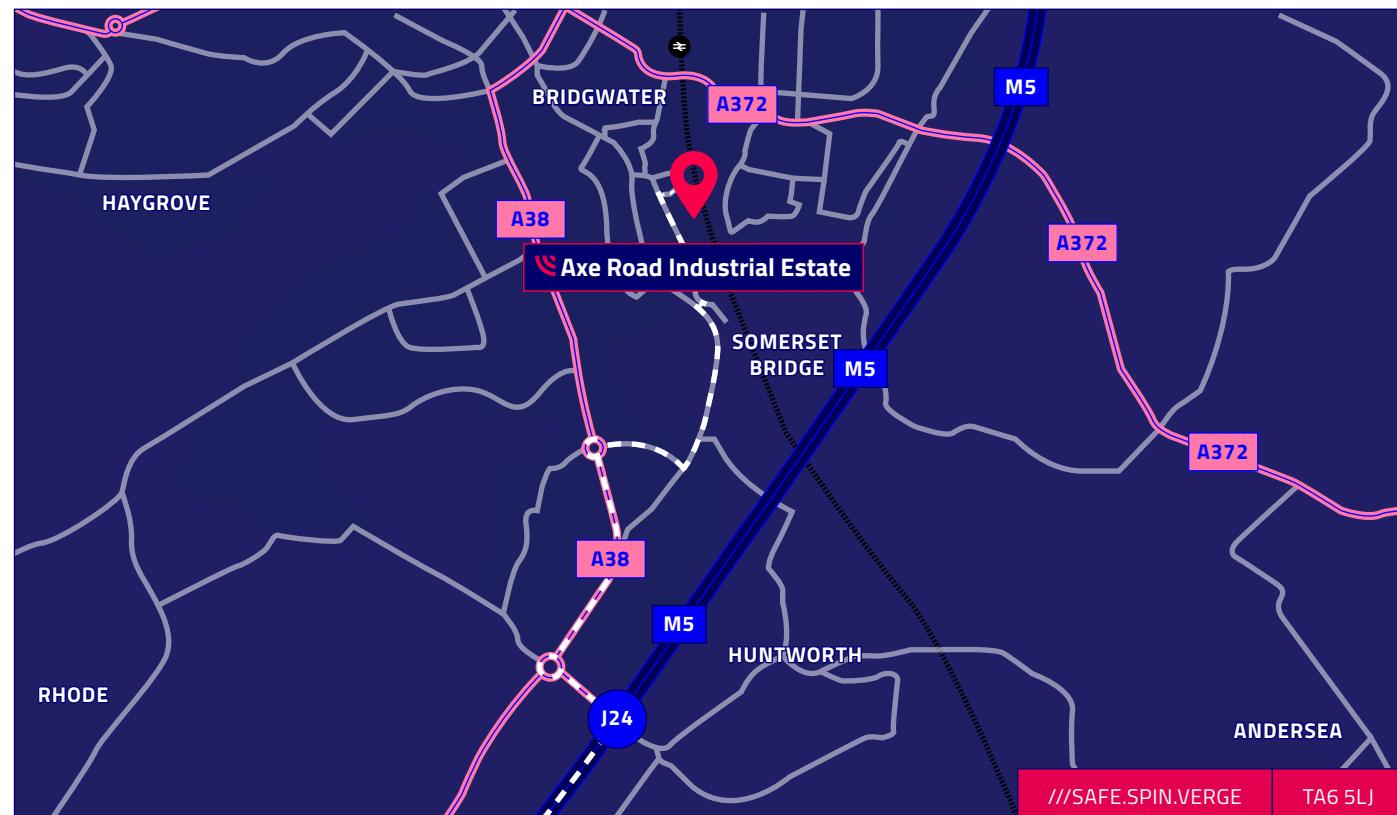


Additional Secure Yards Available



Additional neighbouring buildings available





## 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

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