



Warehouse/Industrial Unit

TO LET

Clayland Corner, Stogursey, Nr Bridgwater, Somerset, TA5 1TS

- 5 miles from Bridgwater and subsequently junctions 23 & 24 of the M5.
- Within 2 miles of Hinkley Point and the North Somerset coastline.
- Substantial clear span warehouse with offices and good sized yard.
- Warehouse 16,200 sq ft plus offices & stores of 1,800 sq ft.
- Smaller units from 7,200 sq ft (4 bays) possibly available.

New Flexible Lease by Arrangement. Rent from £2 psf.

Location

Clayland Corner is located south of Stogursey, approximately 2.5 miles north of the A39, between Bridgwater and Nether Stowey, approximately 3 miles northwest of Cannington.

Bridgwater is within 5 miles from which the A38 provides access to both J23 and J24 of the M5.

Whilst providing good road access to Hinkley Power Station, the North Somerset coastline, the Quantock Hills, Bridgwater and the M5, Clayland Corner benefits from an attractive, quiet working environment.

Directions

Upon leaving Cannington off the A39, head northwest (signposted Stogursey). Approximately 2.5 miles from Cannington pass Grain Store Ltd sign, continue and at Stockland Level Manor sign on the left continue a further 0.3 miles. Clayland Corner on right approx. 100 yards past Stogursey sign.

Description

The property, which benefits from a sizeable yard to the front for parking, loading and external storage, is a former agricultural building with a clear span steel frame and blockwork walls to the eaves. The floor is part concrete but predominantly crushed stone at present, although our clients will consider concreting the whole area subject to requirements and terms.

To the northern end of the building is ancillary accommodation providing 4 rooms currently used as an office, two stores and a staff room/kitchen. There are also WCs and a first floor suitable for further office or storage space.

The building has recently obtained planning consent for B1 (light industrial) and B8 (storage & distribution) uses.

Mains electricity and water are provided, whilst foul drainage is via a treatment plant.

Floor Areas

Our calculated gross internal areas are as follows:-

Warehouse (Ground Floor):	1,505 sq m.	16,200 sq ft.
Ancillary Offices etc:	<u>167.2 sq m.</u>	<u>1,800 sq ft.</u>
Subtotal:	1,672.2 sq m.	18,000 sq ft.
First Floor Ancillary:	<u>167.2 sq m.</u>	<u>1,800 sq ft.</u>
Total:	1,839.4 sq m.	19,800 sq ft.

Our client will consider letting the building in two halves from 7,200 sq ft (4 bays).

Business Rates

The property is not currently assessed for Business Rates.

Energy Performance Certificate

The property has an Asset Rating of D92. A full copy of the EPC is available upon request.

Terms

A new internal repairing and insuring lease is available for a term by arrangement at a Guide Rent from £2 psf.

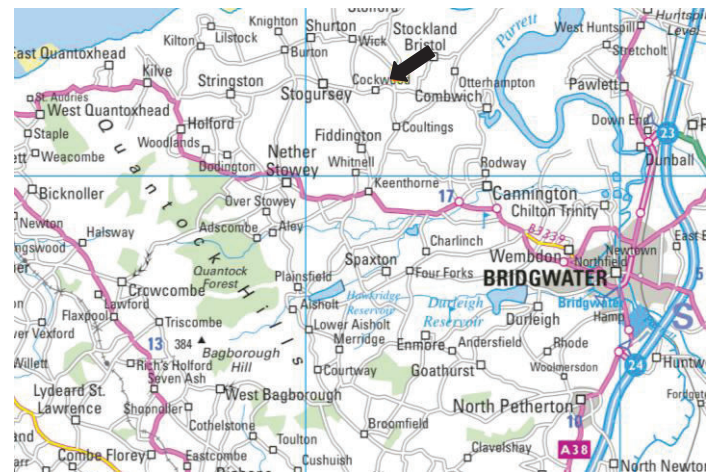
VAT

The property is not registered for VAT therefore VAT will not be payable on the rent.

Viewing

Strictly by prior appointment through joint/sole agents:-

Duncan Brown or Tony Mc Donnell	Chris Miles
	
Greenslade Taylor Hunt	
9 Hammet Street, Taunton Somerset, TA1 1RZ	40 Berkeley Square, Bristol BS8 1HU
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Important Notice – These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.