

Guide Price
£715,000
Freehold





Unit 3 Evercreech Way, Highbridge, Somerset TA9 4AR



Features

- Secure fenced front yard
- Ample vehicle parking area
- Large roller shutter door
- Open plan workspace
- No internal support pillars
- Steel frame construction
- Kitchen and canteen area
- Separate WC facilities
- Easy M5 motorway access
- Established industrial location
- For Sale/To Let

Summary of Property

**** A Mid-Terraced Light Industrial Unit on an Established Industrial Estate - For Sale or For Rent - with Secure Fenced Front Yard for Parking and Loading - 9,535 sq ft / 885.80 sq m ****

This Industrial Unit is located on the Walrow Industrial Estate, just on the north east side of Highbridge. There is ease of access to the M5 at Junction 22 which is less than two miles distant. Highbridge railway station is also closeby. The town of Highbridge provides various facilities with further amenities at nearby Burnham-on-Sea.

THE UNIT: The Unit is approached through metal double gates to a good sized concrete forecourt which provides parking for a number of vehicles. The Unit itself is set on a concrete base, entered via a large roller door and this steel framed building has a large open working area which is uninterrupted by central pillars or supporting struts. There is a Kitchen/Canteen and WC facilities incorporated in the building.

Room Descriptions

Accommodation:

Unit Size: 163' 0" x 58' 0" (49.68m x 17.68m) Overall

Roller Door (19' 10" x 14' 0" / 6.05m x 4.27m) into open space. Traditional steel portal frame construction with a minimum eaves height of approx. 6.95 m and a maximum eaves height of approx. 8.0 m

Incorporated into the above:

Kitchen / Canteen: 18' 1" x 12' 9" (5.51m x 3.89m)

Sink unit, work top, wall unit and wall-mounted heater.

Cloakroom:

Low-Level WC and wash hand basin.

Yard to the Front: 66' 0" (max) x 54' 0" (20.12m (max) x 16.46m)

Metal fencing and metal double gates leading to concrete hardstanding.

Tenure:

The Unit is Available:

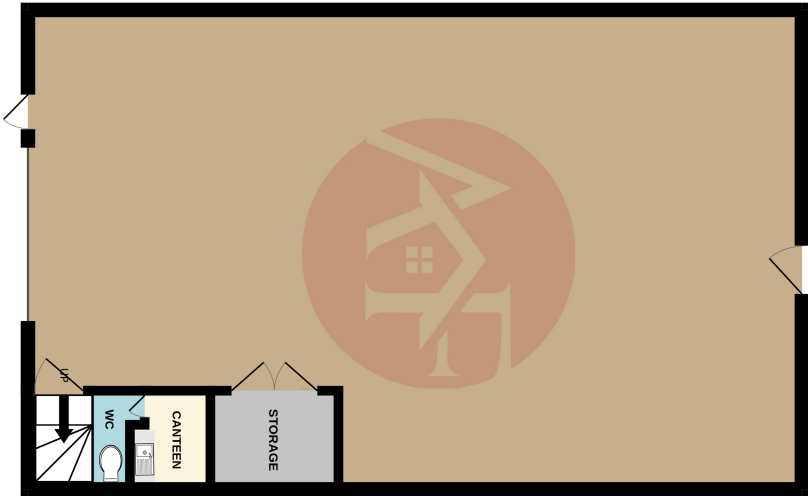
For Sale: Freehold - or

To Rent: Leasehold

- If Leasehold; a new Lease to be created and terms to be agreed.

- Full Vacant Possession will be granted on the completion of a transaction.





While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. The floorplan is not to be used as a basis for any legal proceedings or as a basis for any prospective purchase. The services, systems and appliances shown here are listed and no guarantee is given. Made with Metropix 5.0.25

GROUND FLOOR

EPC
Coming
Soon