

LAND AT ISLEPORT BUSINESS PARK

LAWRENCE CLOSE, HIGHBRIDGE, TA9 4JP



- Plots up to 7 acres to let
- Located within approximately 1 mile of Junction 22 of the M5 motorway
- On a well established business location with good amenities
- Secure and level plots
- Ideal for open storage use

Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

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LOCATION

The land is located to the north of Highbridge less than 1 mile from Junction 22 of the M5 motorway, in an established business location.

Isleport Business Park is a well established location, with local occupiers including Yeoman Valley, Bakkavor Desserts, Cusack and Portacabin.

New and nearby amenities include a Travelodge hotel, Aldi supermarket and Costa Coffee drive through, with Subway and McDonalds to shortly follow.

DESCRIPTION

The site comprises approximately 7 acres in total and is available from plots of 1 acre upwards.

Subject to contract and agreement of other terms, the landlord will consider undertaking works to the site.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the site has the following approximate area:

Area	Acres	Hectares
Land	7.0	2.8

TENURE

Leasehold with terms to be agreed.

RENT

Upon application.

PLANNING

Open storage use however other uses could be considered STP.

BUSINESS RATES

To be re-assessed.

VAT

To be confirmed.

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EPC

N/A.

LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

TENANT/BUYER INFORMATION & ANTI-MONEY LAUNDERING

As part of the application process company accounts/proof of funds will be requested where available and a deposit and/or personal guarantee may be required.

Money Laundering Regulations require us to carry out anti money laundering checks on prospective tenants/purchasers and you will be asked to provide the necessary identification documents when required.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

FAO: Tom Gibbons
Tel: 01934 261 828/ 07880 207 887
Email: tg@burstoncook.co.uk

FAO: Chloe Burston
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SUBJECT TO CONTRACT

October 2023

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2012 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

ANTI-MONEY LAUNDERING

Under the UK Money Laundering Regulations, Burston Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.

