



Isleport Business Park  
Tylers End  
Highbridge  
TA9 4JS

Warehouse and Yard Area

Approximately: 28,950 Sq Ft on 2.25 acres  
(2,689.53 Sq M on 0.91 ha)

- Rare freehold opportunity available.
- Located on an established industrial estate.
- Good access to the M5.

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## LOCATION

Jewson Highbridge is located on the Isleport Business Park an established business location situated to the East of Highbridge just over a mile from the M5 Junction 22.

Nearby occupiers include Yeo Valley, Bakkavor Desserts, Cusack and Portakabin.

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## DESCRIPTION

The area of the subject site extends to circa 2.25 acres (0.91 hectares) and is fenced with a secure access from Tylers End.

The site is made up of mostly flat hard standing concrete and accommodates 28,950 sq ft of industrial buildings which are of steel portal frame construction and have an eaves of 6.2m and a height to pitch of 7.7m.

The site is currently being used as a builder's merchant which allows ample room for open storage space for materials and benefits from two road frontages.

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## QUOTING PRICE

£2.5 million exclusive.

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## SERVICES

Mains electricity supply will be connected however, any ingoing occupier must satisfy themselves independently as to the state and condition of the services.

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## ACCOMMODATION

The premises have been measured on a gross internal area basis in accordance with the RICS Code of Measuring Practice and extend to:

Main Building	2,033.36	21,887
Timber Mill Building	656.17	7,063
Total	2,689.53 Sq M	28,950 Sq Ft

Site area extends to: 2.25 acres.

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## TERMS

We understand the property to be freehold.

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## PLANNING

The most recent use of the whole site was for that of builders merchant however, prospective purchasers should make their own enquiries in respect of their use of the site to Somerset Council:

Tel: 0300 123224

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## LEGAL COSTS

Each party is responsible for the payment of their own legal costs.

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**SUBJECT TO CONTRACT**

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## BUSINESS RATES

Prospective purchasers are advised to make their own enquiries with regard to their own circumstances with the Local Valuation Office.

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## VAT

Figures are exclusive of VAT, if applicable.

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## EPC

The premises has an EPC of C 66.

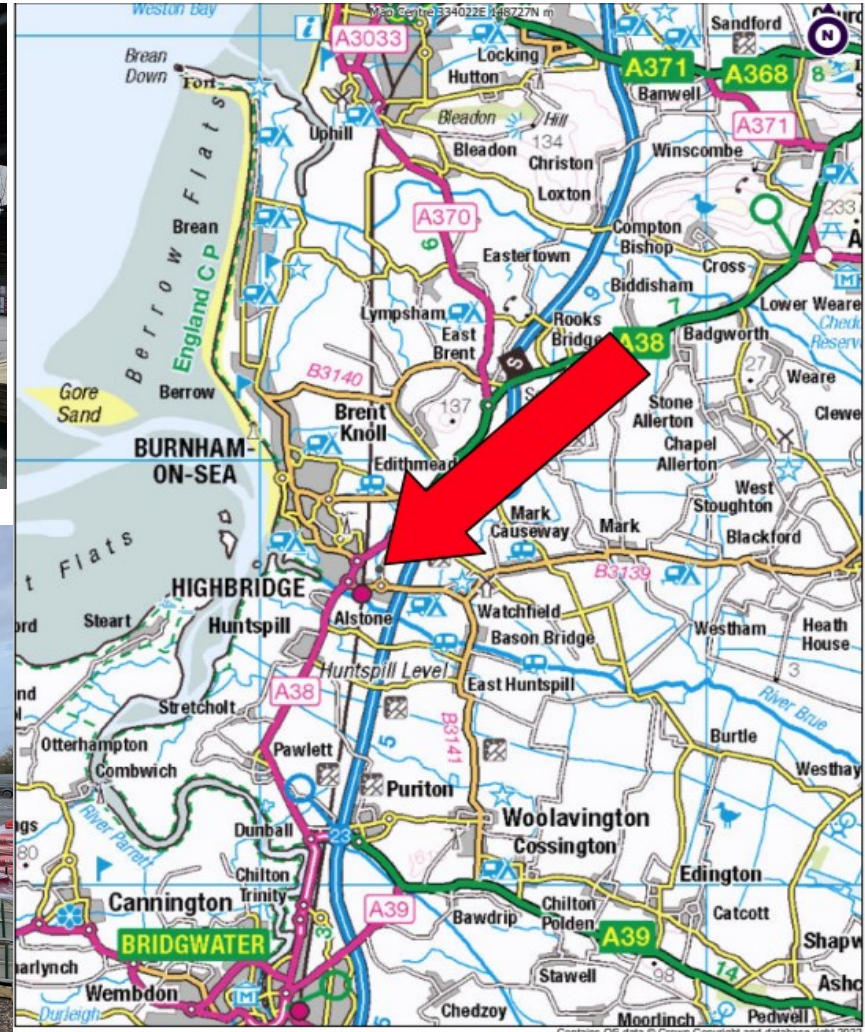
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## VIEWINGS

Access can be provided for viewings via Carter Jonas who are the sole agents of the property.



**For Identification Purposes Only**



For Identification Purposes Only



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## FURTHER INFORMATION

Should you require further information please contact:

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March 2023

Carter Jonas