



**Yard at Appledore Drive
Nr Colley Lane
Bridgwater
Somerset
TA6 5FN**

Commercial yard to let

- **Level site of approximately 0.45 acres.**
- **Located just off Colley Lane industrial estate.**
- **Set within a residential estate.**
- **Town centre 1 mile away.**

LOCATION

The yard is located in Appledore Drive, next to the children's play area within a newly formed residential estate. Easy access to Colley Lane industrial estate on the edge of Bridgwater with the town centre less than 1 mile away.

Colley Lane is a trade counter location within the town. Bridgwater is serviced by two motorway junctions of the M5 motorway, J22 and J23.

DESCRIPTION

The level yard extends to approximately 0.45 acres and is laid to scalplings with asphalt and concrete areas.

Due to its proximity to the Colley Lane industrial estate, the site lends itself to alternative uses such as industrial, car sales or commercial yard, subject to gaining the necessary planning consents.

LOCAL AUTHORITY

Somerset Council
www.somerset.gov.uk

TERMS & RENTAL

A new lease is available on flexible terms to be agreed at a rent of £5,000 per annum plus VAT.

VIEWING

All viewings should be made through the sole agent, Carter Jonas

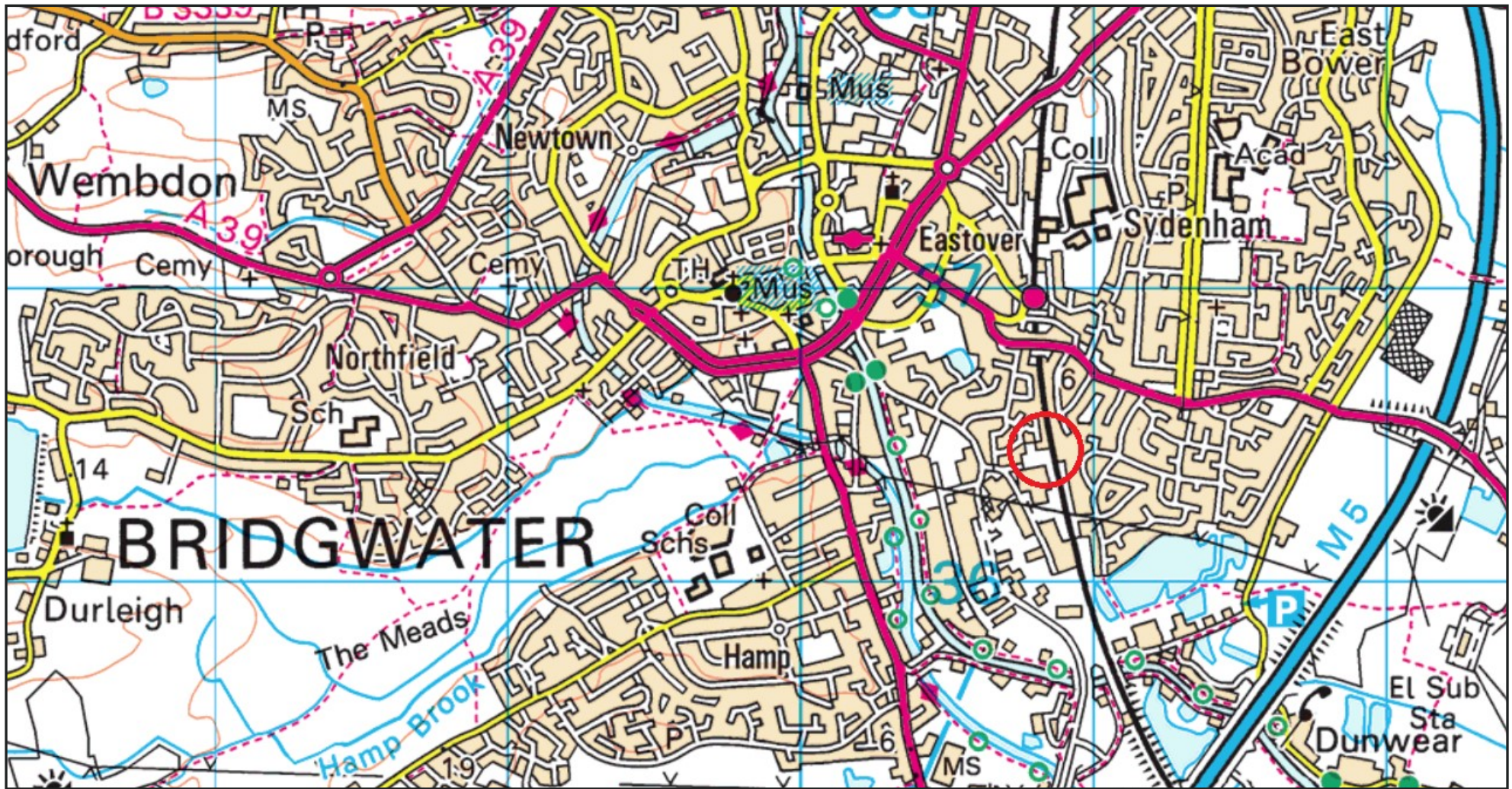
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SUBJECT TO CONTRACT



FURTHER INFORMATION

Should you require further information please contact Stephen Richards.

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IMPORTANT INFORMATION

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