

TO LET

# Land at Barhams Close

Castlefields Industrial Estate, Wylds Road  
**Bridgwater**  
TA6 4AG

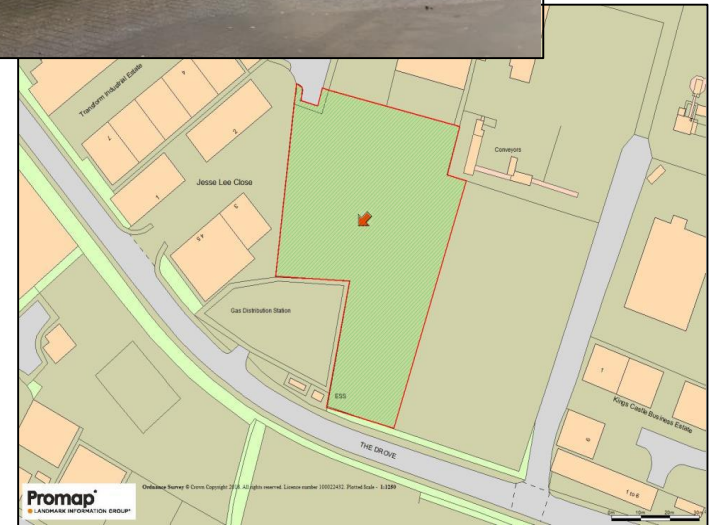


## OPEN STORAGE YARD

**Circa. 1.1 Acres**

### Description

- + Approximately 11.2 miles from Hinkley Point
- + Excellent Prominent Location
- + Self-Contained secure site
- + Fully serviced yard
- + Perimeter Floodlights
- + Less than 3 miles from Junction 23 and Junction 24 of the M5



## CONTACT US

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**CBRE**

# TO LET Open Storage Yard

## Land at Barhams Close, Castlefields Industrial Estate

Wylds Road, Bridgwater

TA6 4AG

### Location

The property is located in Bridgwater. Bridgwater is a large market town and civil parish in Somerset, England. The town is located approximately 43 miles north of Exeter and approximately 35 miles south of Bristol.

The site is situated within Castlefields Industrial Estate, an established commercial location prominently positioned just off the A39 approximately 1.5 miles north of Bridgwater town centre. Road communications are excellent with Hinkley Point only 11.2 miles to the north-west, Junction 23 M5 approximately 2.6 miles to the north and Junction 24 M5 approximately 2.7 miles to the south.

### Description

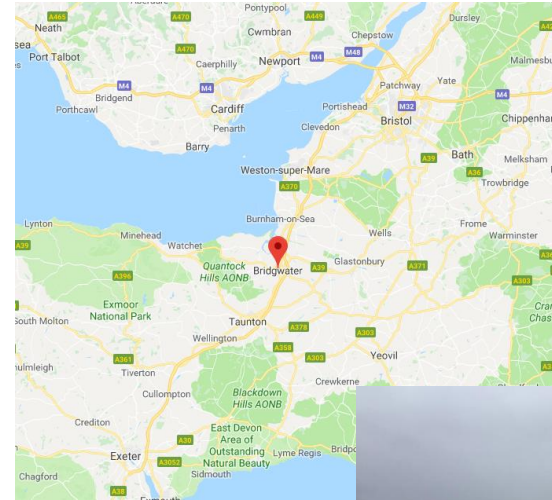
The property comprises approximately 1.1 acres of open storage land. The secure site is fully self-contained by a combination of palisade and chain-link fencing. The yard has a tile paving slab hardstanding floor surface with associated drainage facilities. It is fully serviced by mains electric, gas and water suppliers. It also benefits from perimeter floodlighting. Vehicular access is to the north of the site through Castlefields Industrial Estate.

### Tenure

The accommodation is available on a leasehold basis by way of an assignment or sublease. It is currently held for a term until 4th May 2020. A longer lease may be available subject to negotiation.

### Rent

The current passing rent is £39,000 per annum



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