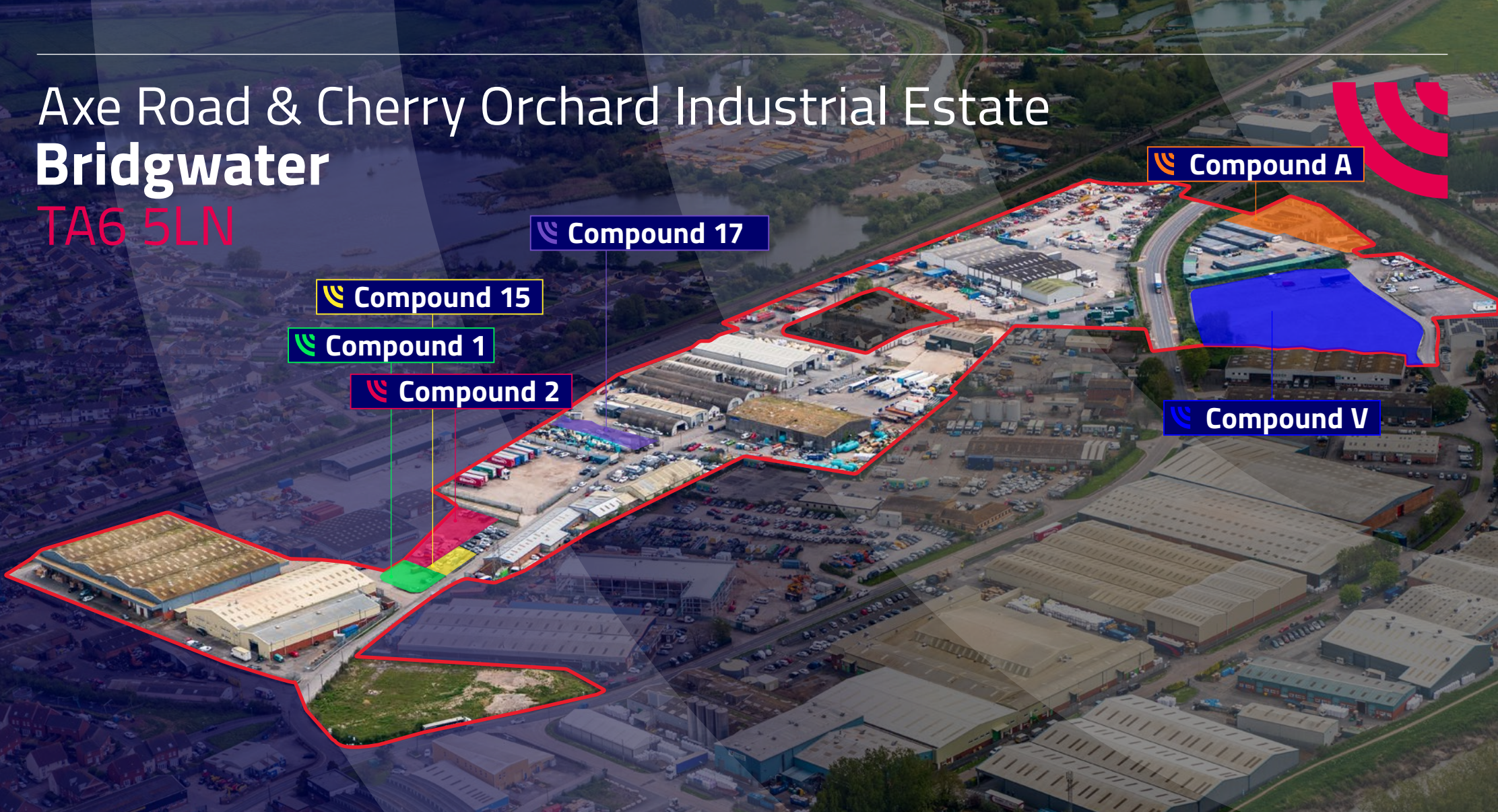


Axe Road & Cherry Orchard Industrial Estate Bridgwater

TA6 5LN



Open Storage Compounds **Plots from 0.09 Acres Up To 3.27 Acres TO LET**

ALM COR®



Secure Yards
Available



Allocated
Parking Areas



Close Proximity
to M5 J24



Fencing Can
Be Provided



Mix of Surfaces
Including Concrete

Compound	Acres	Sq Ft
1	0.12	5,227
2	0.25	10,890
A	0.98	42,907
V	3.27	142,441
15	0.06	2,400
17F	0.09	4,018
17R	0.08	3,501
Total	4.85	211,384

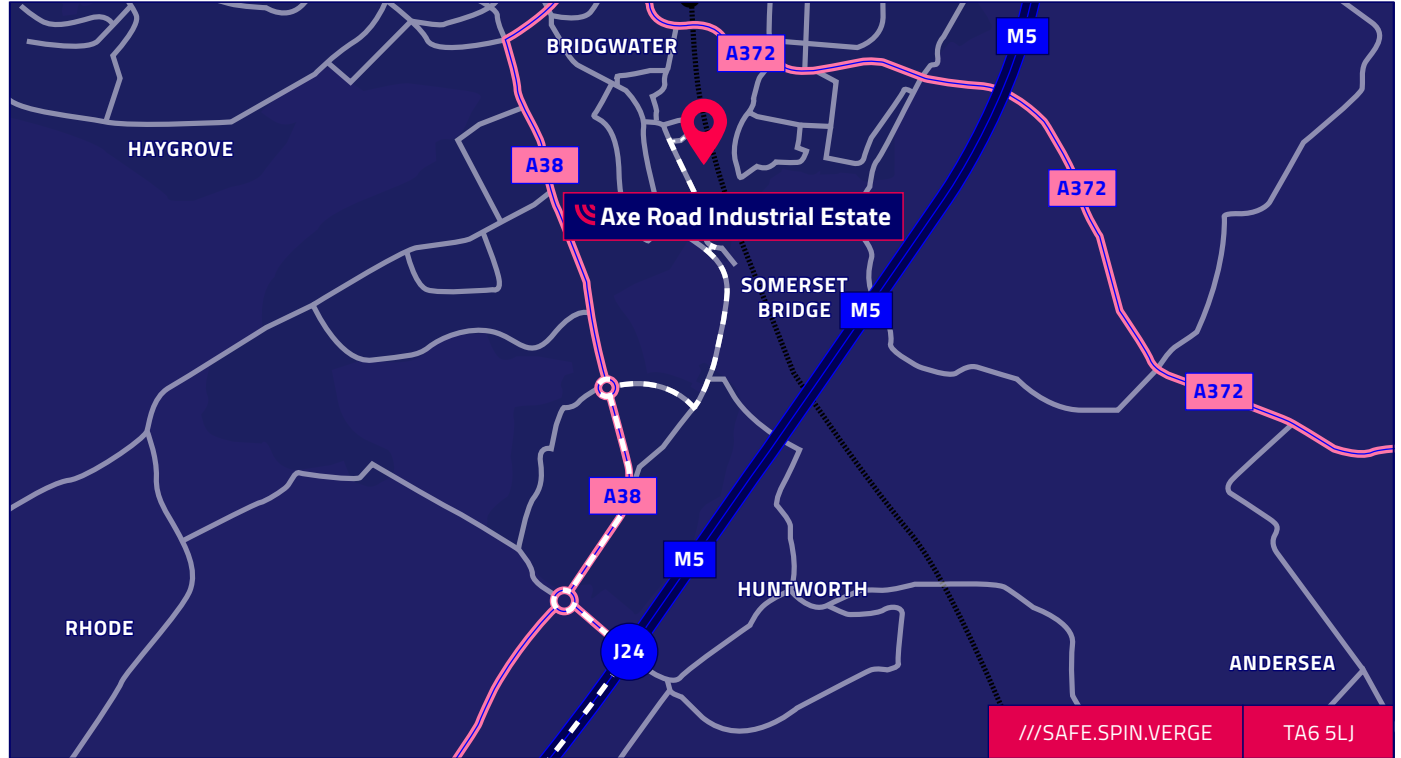
Description

Open storage yards range from 0.09 acres through to 3.27 acres and are available individually or combined, subject to availability.

Specification of the storage compounds vary from Class 1 (fully concreted surface and tarmacadam) through Class 2 (non-highway grade tarmacadam) to Class 3 (type 1 hardcore). The vast majority of yards benefit from mains service connectivity and secure fencing.

Drive Times

J24 M5	Bridgwater Town Centre	Gravity Smart Campus	Hinkley Point C	Avonmouth Docks
2 miles	2 miles	8 miles	10 miles	37 miles
5 mins	5 mins	14 mins	25 mins	40 mins



Location

Axe Road Industrial Estate is accessed via the Squibbers Way bypass, providing new and improved access to M4 J24 in 5 minutes (to the south). Bridgwater town centre is located just 1.5 miles to the north.

Axe Road Industrial Estate is conveniently located for accessing north and south along the M5 corridor, with journey times to Hinkley Point C and the Gravity Smart Campus (site of the new TATA gigafactory, which is projected to create over 40,000 jobs (directly and indirectly) in the immediate region) being just 25 mins and 14 mins respectively.



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