

LAND AT ISLEPORT BUSINESS PARK—FOR SALE (MAY LET)

LAND OFF SIGER DRIVE, HIGHBRIDGE, TA9 4BA



- 1 acre secure and level plot
- Located within approximately 1 mile of Junction 22 of the M5 motorway
- On a well established business location with good amenities
- Adjacent to Costa Coffee, Aldi, Travelodge and Toolstation
- Ideal for open storage use or development

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.

www.burstoncook.co.uk



01934 261 828

0117 934 9977

LOCATION

The land is located to the north-east 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 national occupiers including Costa Coffee, Aldi, Travelodge and Toolstation.

DESCRIPTION

The property provides a 1 acre secure and level plot which would lend itself to either open storage or development (subject to planning).

ACCOMMODATION

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

Area	Acres	Hectares
Land	1	0.4

TENURE

The freehold of the property is to be sold. Consideration may be given to a lease on terms to be agreed.

PRICE

Upon application.

PLANNING

Planning is granted for employment related uses.

We advise a prospective purchaser or tenant to carry out their own checks with Sedgemoor District Council.

BUSINESS RATES

To be assessed.

VAT

To be confirmed.

Disclaimer: Burston Cook for themselves and for the vendors or lessors of this property for whom they act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Burston Cook cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Burston Cook has any authority to make or give any representation or warranty or enter into any contact whatever in relation to the property; (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Burston Cook will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.

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 purchasers/ tenants 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
Tel: 0117 314 9952
Email: chloe@burstoncook.co.uk

SUBJECT TO CONTRACT

May 2026

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.



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