


110 UNITS — 111

BRIDGWATER BUSINESS PARK

BRISTOL ROAD
DUNBALL
BRIDGWATER
TA6 4TB


TERRACED
INDUSTRIAL
UNIT


TO LET
7,815 - 11,702 SQ FT
(726 - 1,087 SQ M)


JUST
HALF A MILE
FROM J23 M5

J23 M5

← M5 To Bristol

M5 To Exeter →

110-111

110 – 111

UNITS

BRIDGWATER BUSINESS PARK

The property comprises a mid-terrace industrial unit. There is a possibility that the units could be split.



HALF A MILE TO J23 M5



TWO STOREY OFFICE



TWO ROLLER SHUTTER DOORS



LOADING AREA & CAR PARKING



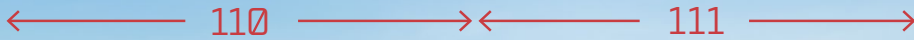
TWO VEHICLE EV CHARGING



April 2023

ACCOMMODATION	Sq Ft	Sq M
Warehouse	6,362	591.05
Ground Floor Office / Amenity	414	38.48
First Floor Office	1,038	96.50
Total	7,815	726.03
Mezzanine	3,887	361.12
Total	11,702	1,087.15

Measured on a GIA basis.



April 2023

MID-TERRACE INDUSTRIAL UNIT / POTENTIAL TO SPLIT

The property comprises a warehouse with a two storey office to the front (right) elevation, accessed via two roller shutter doors.

There is a possibility that the units could be split.

Externally, there are two electric, level access roller shutter doors (5m high x 4.45m wide) leading to a loading area and car parking area with 9 traditional spaces plus an EV charger for 2 vehicles.

There is a large mezzanine above a refrigeration unit to the rear of the warehouse, occupying circa. 60% of the warehouse floor area. This part of the warehouse can be locked, sealed and temperature controlled. Landlord is open to removing.



April 2023



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Units 110/111 are located just off J.23, allowing for quick and easy access to the M5, consequently the estate neighbours Dunball Service Station which hosts occupiers such as KFC, Starbucks and Shell.

0.5	3.4	35.2	45.0	116	151
MILES	MILES	MILES	MILES	MILES	MILES
JUNCTION 23	BRIDGWATER	BRISTOL	EXETER	BIRMINGHAM	LONDON



BRIDGWATER JUNCTION 23

Bridgwater is located in Somerset, in the South West of England. The town benefits from excellent transport links, being located on the M5 corridor, connecting Birmingham to Exeter as well as the M4/M5 interchange.

Bridgwater has two motorway junctions, J.23 connects to Dunball, North Bridgwater, and J.24 to South Bridgwater via Taunton Road.

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TERMS

The property is available by way of a new FRI lease, for a term to be agreed. Alternatively, the landlord may also consider a freehold sale.

PLANNING

We understand the property benefits from B1 (Light Industrial) and B8 (Storage and Distribution) Use.

We recommend interested parties make their own inquiries from Local authority.

BUSINESS RATES

The property is identified by the valuation office as a Warehouse & Premises with a rateable value assessment of £73,000 effective from 1st April 2023. For rates payable please contact the marketing agents.

VAT

All terms quoted are exclusive of VAT where appropriate.

SERVICES

We are advised that mains power, gas, water and drainage are available to the property.

LEGAL COST

Each party is responsible for their own legal costs.

EPC

The property has an EPC rating of C.

ANTI-MONEY LAUNDERING

The successful party will be required to submit documentation to satisfy the Anti-Money Laundering regulations.



VIEWINGS

Please contact the sole marketing agents to arrange any viewings.



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