



Lyndon Brett Partnership

Chartered Surveyors - RICS Registered Valuers - Licensed Property Valuers

Residential Lettings and Commercial Sales and Lettings

Property Consultants and Managers - Estate and Block Management

Planning Applications - Building Regulations - Building Supervision - CAD Drawing

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TO LET

Industrial Unit

IDEAL STORAGE OR WORKSHOP

Industrial Warehouse Unit - 216.96m² (2,334.51ft²)

Unit 18, Suprema Industrial Estate, Edington, Somerset TA7 9BF

£ 14,000 PAX



The Association of Valuers
of Licensed Property

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Lyndon Brett - Principal - Chartered Surveyor & RICS Registered Valuer - 07970 893963



DESCRIPTION

Industrial Unit with B1 (E), B2 and B8 use, located in a prime position on the Suprema Industrial Estate in Edington, available from May, suiting a variety of occupiers who are looking for warehousing / storage space or as a workshop.

Operating times for the site are between 8.00am – 8.00pm, Monday – Saturday but no operations are to take place on Sundays or Bank Holidays; as per the granted Planning Permission.

ACCOMMODATION

The accommodation comprises an open plan warehouse unit with a newly built single office with kitchenette and 2 No. WCs.

The unit is constructed with a steel portal frame and brick walling and exterior cladding and benefits from a new electric roller shutter door as well as three-phase power.

The unit comes with an area to the front and side of the building to allow for parking, storage and access.

SERVICES

Mains three phase electricity, water and drainage are connected to the property. Telephone lines could be available for connection subject to BT Regulations.

(We confirm that we have not tested any of the service installations and any Tenant must satisfy themselves independently as to the state and condition of such items.)



EPC

An EPC is in the process of being sought.

OUTGOINGS

We are aware, the current rateable value for the Unit based on the April 2023 assessment is £7,200.

Relief from Business Rates may apply, subject to status; where the rateable value is less than £12,000, 100% relief applies and tapered relief from 100% to 0% where between £12,000-£15,000.

SERVICE CHARGE

A service charge is payable for the proportional area of occupation to cover water, site electric, maintenance of the common areas of the site, CCTV operation of site and any other shared costs

This is currently charged at 15p per sq. ft plus VAT, per annum, reviewed annually.

BUILDINGS INSURANCE

The property is insured under the Landlord's policy and the Tenant to reimburse the Landlord for the proportional premium payable.

This is currently charged at 23p per sq. ft based on the current insurance policy as of January 2023, with the policy set to renew as of January 2024.

TENURE & TERMS

The Unit is offered To Let by way of a new Full Repairing and Insuring Lease for a term to be agreed, outside the Landlord and Tenant Act.

RENT

The Unit is available at £14,000 per annum, exclusive. Rent is payable quarterly, on the 15th of each quarter period.

LOCATION

Miles: 8 miles east of Bridgwater

9 miles west of Glastonbury

32 miles south-west of Bristol

Roads: A39 and M5 (Junctions 23)

Rail: 7.5 miles east of Bridgwater Railway Station

Air: 24 miles south-west of Bristol Airport

VAT

VAT will be applicable on all payments associated with the Lease.

DEPOSIT

A deposit equivalent to three month's rent will be required upfront and held for the duration of the Lease.

LEGAL COSTS

The prospective Tenant is to be responsible for contribution towards the Landlord's legal costs of £1,500 plus VAT.

ANTI MONEY LAUNDERING

The ingoing Tenant will be required to provide relevant photo ID and proof of address to comply with current regulations.

PLANNING

The prospective Tenant should make their own enquires to the Planning department regarding their proposals and intended use.

RICS CODE OF PRACTICE

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before entering into a business agreement.

The Code is available through professional institutions and trade associations or via www.commercialleasecodeew.co.uk

ASBESTOS

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of Lyndon Brett Partnership and accordingly we recommend you obtain advice from a specialist source.

IMPORTANT NOTICE

These particulars are believed to be correct at the time of preparation but their accuracy is not guaranteed and do not form part of any contract.