



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

County Court Chambers, Queen Street, Bridgwater, TA6 3DA • Email: info@lbp-rics.co.uk • 01278 450350 • Website: www.lbp-rics.co.uk



TO LET

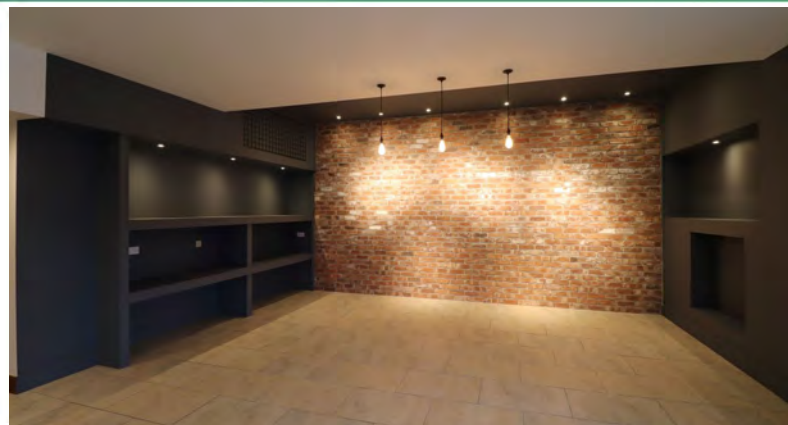
Industrial Unit

Formerly occupied by Somerset Willow

Industrial Unit - (3,289ft²) with Mezzanine - (2,222ft²)

Units 10 - 11, Wireworks Estate, Bridgwater TA6 4AP

£31,500 Per Annum, Exclusive



The Association of Valuers
of Licensed Property

Emma Moffatt - Commercial Sales & Lettings - 077 18 563720

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







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DESCRIPTION

We are pleased to offer this Industrial Warehouse Unit available now, due to Somerset Willow having relocated to a purpose built site.

The Unit is situated at the front of the Wireworks Estate, just off Bristol Road with great roadside profile and parking immediately in front of the Unit.

The Unit would suit a variety of different occupiers with a well presented showroom area and office along with roller shutter access to the warehouse area, plus mezzanine floor over, for storage and additional office accommodation.

ACCOMMODATION

The Unit comprises a showroom and office at ground floor level, leading to an open plan warehouse area with WC and kitchenette facilities - 305.66m² (3,289ft²).

Mezzanine floor above with ample storage space plus additional office accommodation and boardroom - 206.49m² (2,222ft²).

SERVICES

Mains three phase electricity, gas, water and drainage are connected to the property.

The property will have its own dedicated electricity supply and meter. The intention is that gas and water to be available by way of sub meters.

Telephone lines are likely to be available for connection subject to BT Regulations, although not confirmed.

(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

The Energy Performance rating is D100 - a copy can be made available on request.

RATES

We are aware that Units 10 - 11 are currently assessed for business rates within the rateable assessment for Units 10, 11, 12 and 13 and so will need a separate rating assessment completed, once let.

The Tenant will be responsible for liaising with the Local Authority and the Valuation Office.

SERVICE CHARGE

Not applicable.

BUILDINGS INSURANCE

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

TENURE & TERMS

The property is offered To Let by way of a Full Repairing and Insuring Lease for a term to be agreed.

RENT

The Unit is available to rent at £31,500 per annum, exclusive.

Rent incentives will be considered in the first two years of the Lease, dependent on Tenant status and Lease terms to be agreed. Further details can be provided on request.

VAT

VAT is not applicable.

DEPOSIT

A deposit equivalent to three month's rent or three years audited accounts will be required.

LEGAL COSTS

The prospective Tenant is to be responsible for the Landlord's reasonable legal costs.

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

Lyndon Brett Partnership and their clients give notice to the following:

They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client.

They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations.



LOCATION

Miles:

13.5 miles north-east of Taunton

15.4 miles west of Glastonbury

35.4 miles south-west of Bristol

Roads:

A38, A39, M5 (Junction 23)

Rail:

2.1 miles north of Bridgwater Railway Station

Air:

23.8 miles south-west of Bristol Airport



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