



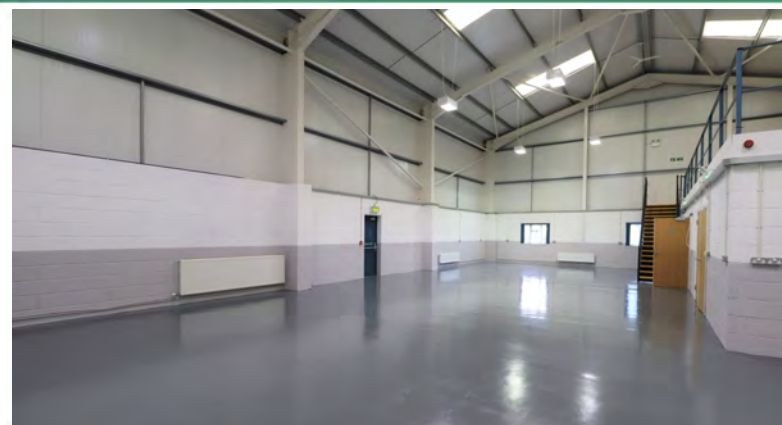
TO LET

Industrial Unit

Industrial Warehouse Unit with B1 (E), B2 & B8 Consent

Unit 3, Kilnside, East Quay, Bridgwater TA6 4DB

Price on Application



DESCRIPTION

We are marketing Unit 3, a high quality industrial/warehouse unit on the Kilside estate, situated along East Quay, a busy commercial/trade counter area, and other occupiers onsite include Crown Decorating Centre, Western Electrical and City Electrical Factors.

ACCOMMODATION

The Unit is an end of Terrace, steel portal frame construction and benefits from electrically operated roller shutter doors, ground floor office accommodation, WC facilities and mezzanine storage area.

Parking is available to the front of and side of Unit.

| Area | Sq. M | Sq. Ft |
|---|---------------|--------------|
| GF Warehouse <i>Inc. Offices, WC, Staff Facilities</i> | 285.09 | 3,067 |
| FF Mezzanine Storage | 81.69 | 878 |
| Total: | 339.78 | 3,945 |



EPC

The Energy Performance rating for the Unit is C - a copy can be provided upon request.

SERVICES

Mains three phase electricity, gas, water and drainage are connected. Telephone lines 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.)

OUTGOINGS

The property is currently assessed for Business Rates as follows:

Rateable Value: £25,000

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.

The current premium is £1642.50 plus VAT, subject to change annually upon policy renewal.

TENURE & TERMS

The Unit is offered to Let on a Full Repairing and Insuring basis for a 10 year term, subject to upward only 5 yearly rent reviews.

PRICE

Price on Application.

VAT

Under the Finance Act 1989, VAT may be added to rents levied at the direction of the Landlord.

VAT is chargeable on all costs associated with the property.

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

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

PLANNING

Planning consent for B1, B2 & B8 use although a prospective Tenant should make their own enquires to the Planning department regarding their proposals and intended use.

RICS CODE OF PRACTICE

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 via: www.commercialleasecodeew.co.uk

LOCATION

This Unit is sited on the Kilside Estate, just off East Quay, adjacent to a number of other industrial Units and businesses, in the centre of Bridgwater with good road link access to A38, A39 and M5 (Junctions 23 & 24), making it a popular location for businesses.

The Units are situated 11 miles north-east of Taunton, 15 miles west of Glastonbury and 30 miles south-west of Bristol.

