



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

Office Premises

Office Building with Parking (139.35m² / 1,500ft²)

Old Notaro Office, Huntworth Lane, Bridgwater TA7 0AJ

£12,500 PAX



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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KEY FEATURES

- OFFICE USE • ON SITE PARKING • SEMI-RURAL LOCATION •
- BOARDROOM/MEETING ROOM SPACE • 6 / 7 OFFICES SPLIT OVER 2 FLOORS •



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DESCRIPTION

A detached two storey office building, located within a semi-rural area of Bridgwater, just off Huntworth Lane and benefitting from its close proximity (one mile) to Junction 24 of the M5.

The office premises historically had been the Head Office for S Notaro Limited but subsequently occupied by other Tenants since and is now available as of May 2024.

Any prospective Tenant will be permitted to operate within the hours of 8.30am - 5.30pm, Monday - Friday, excluding Bank Holidays.

ACCOMMODATION

The offices are comprised of the following, split over two floors:

Ground Floor	m ²	ft ²
Office 1	13.76	148.06
Office 2	12.1	130.20
Conservatory	23.92	257.38
Boardroom	18.11	194.86
Kitchen	13.52	145.48
<i>Plus WC and Shower Room</i>		
First Floor	m ²	ft ²
Office 3	17.02	183.14
Office 4	13.43	144.51
Office 5	18.25	196.37
Office 6	12.84	138.16
<i>Plus WC and Bathroom</i>		
Total	142.95	1,538.16

The property benefits from on site parking.

The property also benefits from security lighting, security alarm system and CCTV. The Tenant will be responsible for ensuring these are fully operational and operating at all times.

The Landlord will seek to retain access to the CCTV.

SERVICES

Mains electricity, water and drainage are connected to the property, with an oil fired heating system.

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.)

EPC

The Energy Performance rating is E119. A copy can be made available upon request.

RATES

We are aware the current rateable value for the property is £12,750.

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

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 terms, under a Licence Agreement, for a term to be agreed.

RENT

The property is available for £12,500 per annum, exclusive. Rent is payable on a quarterly in advance basis.

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 will be responsible for the costs of the Licence agreement fee.

ANTI MONEY LAUNDERING

The prospective 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.

LOCATION

Miles: 11 miles north-east of Taunton
20 miles south-west of Glastonbury
37 miles south-west of Bristol

Roads: A38, A39, M5 (Junctions 23 & 24)

Rail: 3 miles north-west of Bridgwater Railway Station

Air: 28 miles south-west of Bristol Airport