



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**

**OFFICE SUITE**

First Floor Offices (46.4m<sup>2</sup> / 500ft<sup>2</sup>)

Suite G, Crypton Business Park, Bridgwater, TA6 4SY

£6,000 PAX



The Association of Valuers  
of Licensed Property

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## DESCRIPTION

Suite G is located on the first floor of Crypton House, offering a spacious workspace with on site parking and shared WC and kitchen facilities.

Crypton Technology Business Park is an established business park offering a range of office and industrial accommodation with its well known presence on Bristol Road, and strong industrial history in Bridgwater.

## ACCOMMODATION

Suite G is split in to three interlinking offices as follows:

Room 1 - 16.53m<sup>2</sup> (177.86ft<sup>2</sup>)

Room 2 - 15.03m<sup>2</sup> (161.72ft<sup>2</sup>)

Room 3 - 14.84m<sup>2</sup> (159.68ft<sup>2</sup>)

**Total - 46.4m<sup>2</sup> (500ft<sup>2</sup>)**

Parking is available on site and Suite G would have the benefit of 3 No. spaces.

## SERVICES

Mains electricity, gas, water and drainage are connected to the property. Services are shared within the office building so costs are included within the service charge.

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 **B42**. A copy can be made available on request.

## RATES

We are aware Suite G is currently listed under two separate rating assessments, as follows:

G1 & G2: £2,950

G3: £1,425

The office suite will therefore need to be assessed once a Tenant takes occupation.

*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 include maintenance and repair of the external fabric, services and infrastructure, external landscaping, communal security and maintenance of communal areas, as well as utility services for the offices.

The current service charge costs for Suite G are £2,988 plus VAT per annum - subject to review annually.

## BUILDINGS INSURANCE

The property is insured under the Landlord's policy and the Tenant to reimburse the Landlord for the proportional premium payable. Based on the current year, this equates to £371.18 plus VAT - subject to review annually.

## TENURE & TERMS

The property is offered To Let by way of Flexible Terms - for a term to be agreed.

Under the terms of the agreement, the Tenant will be responsible for all internal repairs, decoration and maintenance.

## LOCATION

Miles: 13 miles north-east of Taunton

16 miles west of Glastonbury

33 miles south-west of Bristol

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

Rail: 1.4 miles west of Bridgwater Railway Station

Air: 25 miles south-west of Bristol Airport

## RENT

Suite G is available at £6,000 per annum, exclusive.

## VAT

VAT is applicable on all payments due.

## DEPOSIT

A deposit equivalent to three month's rent will be required.

## LEGAL COSTS

The Tenant will be required to contribute towards the Landlord's 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 if looking to use the premises for anything other than office 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](http://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).

## 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.

