



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

Warehouse Unit with Offices & Yard

Warehouse & Office Unit with B1 (E), B2 & B8 Consent (820.61 m² / 8,829.76ft²)

Unit 200 Bridgwater Business Park Dunball Bridgwater TA6 4TB

£50,500 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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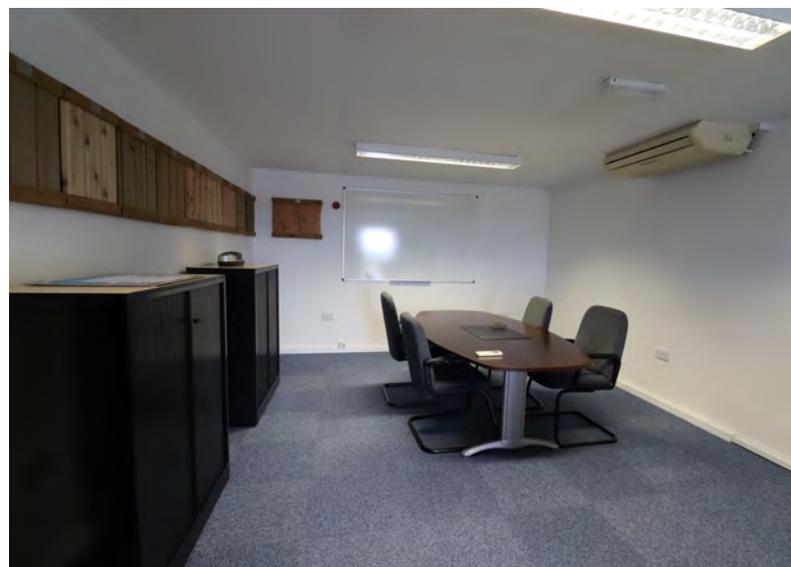
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DESCRIPTION

We are pleased to be marketing this Industrial Warehouse unit with first floor office accommodation just off the Dunball Roundabout with easy access to the M5 motorway (J23) and other major routes.

The Unit is set within Bridgwater Business Park to the rear of the site with ample parking and yard area.

ACCOMMODATION

The industrial unit comprises of a ground floor workshop area - 3,802ft² of space to full height and 2,620ft² with mezzanine over.

First Floor office accommodation accessible both internally and externally, providing high quality office accommodation, with a mixture of open plan office space and smaller offices and boardroom.

On site parking is available as well as a dedicated yard area assigned to the warehouse with roller shutter door access.

SERVICES

Mains electricity and water are connected to the building. Water is on charged 1/3 per floor and electricity is on charged based on sub meter usage. Drainage is connected by way of a private sewerage treatment plant. Telephone lines available for connection subject to BT Regulations.

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

EPC

The property has an Energy Performance rating of C60. A copy can be available on request.

RATES

The property is assessed for business rates separately per floor, as follows:

Ground Floor - £44,000

First Floor - £10,500

SERVICE CHARGE

The Tenant will be required to contribute towards costs relating to the maintenance and repair of the external fabric including the walls, roofs, rainwater goods, clearing of rainwater goods, drains, external services and infrastructure. Other costs which are on charged include air conditioning servicing and costs relating to the sewage treatment plant. Such costs to be on charged as and when maintenance or repair is required.

The Tenant will also be required to contribute towards a site service charge, which covers the maintenance of the shared common areas of the estate. Current charges quote to £3,892.96 per annum - subject to periodic review.

BUILDINGS INSURANCE

The property is insured under the Landlord's policy and the Tenant to reimburse the Landlord for the proportional premium payable each year, the current premium equates to £1,791.83.

TENURE & TERMS

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

Under the terms of the Lease, the Tenant will be responsible for all internal repairs, decoration of previously painted elements and maintenance including fire safety, plus maintenance and replacement of the doors, door frames and windows.

RENT

The warehouse with first floor offices is available at £50,500 per annum, exclusive.

VAT

VAT is applicable on all payments.

LOCATION

Miles: 11 miles north-east of Taunton

15 miles west of Glastonbury

38 miles south-west of Bristol

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

Rail: 0.5 miles east of Bridgwater Railway Station

Air: 28.6 miles south-west of Bristol Airport

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

A 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.

