



TO LET

Serviced Office Suites

Forge Enterprise Centre, Church Road, West Huntspill, Highbridge TA9 3RN
Individual Office Suites - (174ft² - 371ft²)





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



DESCRIPTION

Forge Business Centre offers easily accessible offices at ground floor level, set in Highbridge in a relaxed environment and easily accessible to Junction 23 of the M5 as well as Bridgwater (6.5 miles) and Burnham-on-Sea (3.7 miles)

The Centre is located just off the A38 and Church Road, offering fully serviced office accommodation - ideal for businesses looking for small office suites with on site parking.

AVAILABILITY

*Prices quoted are exclusive of VAT

OFFICE	SIZE (SQ. FT)	MONTHLY RENT*
SUITE 1 & 2	266	LET
SUITE 3	197	£525.00
SUITE 4	286	LET
SUITE 5	170	LET
SUITE 6	174	£465.00
SUITE 7	137	LET
SUITE 8	180	LET
SUITE 9	201	LET
SUITE 10	295	LET

SERVICES

Rents are inclusive of the following:

- Exclusive use of dedicated office suite
- Heating
- Electricity
- Water
- Buildings Insurance
- Internet - Dedicated Lease Line with Super-fast Broadband
- Telephone - Fixed Landline & VOIP Phone
- Shared Kitchenette and WC facilities
- Cleaning of communal areas
- On site parking
- Maintenance and repairs
- Office Furniture
- On site CCTV, Security Alarm & Secure Door Entry System

Business Rates are not included and would be the Tenant's responsibility although rates relief will apply for small businesses.

AGREEMENT TERMS

The offices are available to let by way of Licence Agreement for a 6 month minimum term.

A prospective Tenant will be asked to contribute towards the cost of preparing the Licence agreement.

DEPOSIT

A deposit equivalent to one month's net rent will be required upfront and held for the duration of the agreement.

ANTI MONEY LAUNDERING

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

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.

