



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

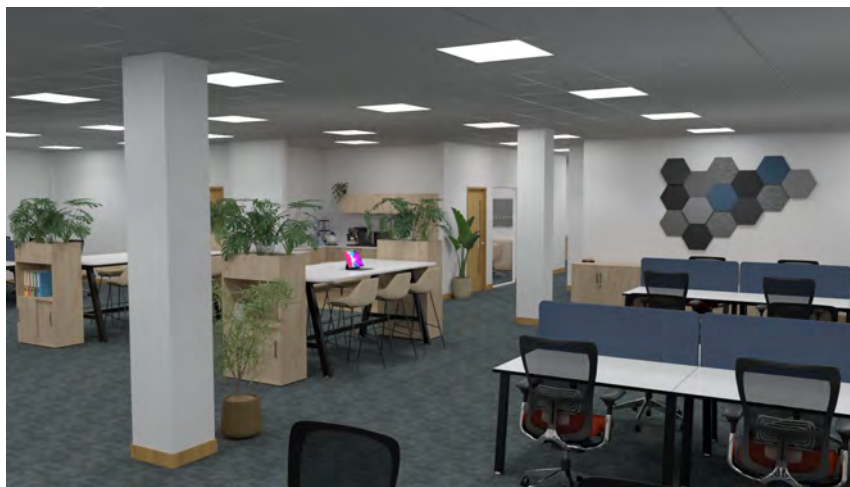
Planning Applications - Building Regulations - Building Supervision - CAD Drawing

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**TO LET** Newly Refurbished Office Suites

**The Exchange, Express Park, Bridgwater, Somerset TA6 4RR**



First Floor Proposed Plan

- Modern Office Suites • Air Conditioning • On Site Parking • 1 GB Fibre Internet •
- DDA Compliant • Cycle Provision • On Site Day Nursery • 1 Mile from Junction 23, M5 •

## LOCATION

-  1.7 miles - Bridgwater Station
-  2 miles - Junction 23 of M5
-  3.4 miles - Gravity Smart Campus
- 13 miles - Hinkley Point C
- 14 miles - Taunton
- 36 miles - Bristol



## DESCRIPTION

The Exchange is located in Bridgwater, and prominently located on the Express Park fronting the main A38 road network. The town centre is within easy reach and the Exchange is situated just two miles south of Junction 23 of the M5.

The Express Park has other occupiers including the Petrol Filling Station with Budgens convenience store, Subway and Greggs along with the Cookhouse Pub and Premier Inn adjacent.

Bridgwater is a historic market town in Somerset, with increasing investment being made both in the centre and on the outskirts and is the main service centre for Hinkley Point C - the nuclear power station and the new Gravity 'smart campus' development.

The building offers a fantastic suite of offices, with newly refurbished offices being created at ground and first floor level.

The building benefits from on site parking, informal break out space, on site manager, DDA compliant building, 1GB fibre connection available and day nursey as well as flexible terms being offered.

## AVAILABILITY

Current availability as follows:

OFFICE SUITES	SIZE (SQ. FT)	RENT
SUITE A	764	£13,000
SUITE B	1,728	£29,400
SUITE C	460	£4,600
SUITE D	424	£7,200
ROOM 6 (GF)	602	£10,250

Offices can be taken individually or collectively, dependent on a Tenant's requirements.

## SERVICES

We are advised that main services are connected to the property and costs included within the service charge provisions. 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 for the building is C59.

## BUSINESS RATES

Each office will be independently assessed for business rates, following completion of the refurbishment works. Any ingoing Tenant should make their own enquiries with Somerset Council.

## SERVICE CHARGE

A service charge is payable to cover costs towards communal and external areas, along with services. Further information can be provided on request.

## INSURANCE

The building is insured under the Landlord's policy and on charged to the Tenants through the service charge.

## TERMS

The offices are available on new flexible Leases or Licence agreements, for a period to be agreed.

Terms can also be agreed on either rent only or an all inclusive serviced basis.

## RENTS

Please refer to the schedule.

## VAT

VAT is applicable on all figures quoted.



## DEPOSIT

A deposit equivalent to three month's rent or three years audited accounts will be required.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

## ANTI MONEY LAUNDERING

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

## PLANNING

We understand that the accommodation available has consent for office use but any prospective Tenant should make their own enquiries to the Planning department regarding their proposals and intended use.

## RICS CODE OF PRACTICE

Any prospective Tenant 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).

## 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.

## VIEWINGS

Viewings are available with the joint agents:



Contact: Emma Moffatt  
Tel: 01278 450350 / 07718 563720  
Email: [emma@lbp-ric.co.uk](mailto:emma@lbp-ric.co.uk)



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The Association of Valuers  
of Licensed Property

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