



**TO LET**

## Industrial Unit

Formerly occupied by Carleton Lord Carpets

Industrial Unit with B1 (E), B2 & B8 Consent - 550.88m<sup>2</sup> (5,928ft<sup>2</sup>)

Units 5 & 6, East Quay Mews, Bridgwater TA6 4AE

£53,400 per annum, exclusive



## DESCRIPTION

Units 5 and 6 are available as a combined entity on East Quay Mews, offering high quality industrial/warehouse space and well located in a popular trade/industrial dominant area of Bridgwater.

The Unit is available now and would suit a variety of businesses benefiting from the excellent roadside profile, on site parking and open plan warehouse space.

The site is located in the centre of Bridgwater with good road link access to A38, A39 and M5 (Junctions 23 & 24), making it a popular location for businesses.

## ACCOMMODATION

The interconnecting Units are steel portal frame buildings benefiting from electrically operated roller shutter doors, open plan warehouse space with offices on both sides.

Parking is available to the front of both Units.

Unit 5 & 6	Sq. M	Sq. Ft
Ground Floor Warehouse	493.9	5,315
Mezzanine	56.98	613
<b>Total</b>	<b>550.88</b>	<b>5,928</b>

## EPC

The Units have Energy Performance ratings as follows:

Unit 5 - B46

Unit 6 - B40

Copies can be made available on request.

## SERVICES

Mains three phase electricity, gas, water and drainage are connected. 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.)*

## RATES

The property is currently assessed for Business Rates, with Units 5 and 6 combined under one assessment as follows:

Rateable Value: £38,750

## SERVICE CHARGE

No service charge is in place although the Landlord will reserve a right to on charge shared costs relating to drain purging and landscaping for the Estate, as and when is required.

## BUILDINGS INSURANCE

The Units are insured under the Landlord's policy and the Tenant to reimburse the Landlord for the proportional premium payable.

The current premium is £2,449.29 per annum, plus VAT subject to change annually upon policy renewal.

## TENURE & TERMS

Unit 5 and 6 are offered as a combined unit to Let by way of a new Full Repairing and Insuring Lease for a 10 year term.

## RENT

Seeking rent of £53,400 per annum, exclusive for the combined Units.

## VAT

Under the Finance Act 1989, VAT may be added to rents levied at the direction of the Landlord.

VAT is chargeable on the rent.

## 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

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

## PLANNING

A prospective Tenant should make their own enquires to the Planning department regarding their proposals and intended use.

## RICS CODE OF PRACTICE

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 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.

## LOCATION

Miles: 11 miles north-east of Taunton Rail: 0.8 miles north of Bridgwater Railway Station

15 miles west of Glastonbury Air: 25 miles south-west of Bristol Airport

30 miles south-west of Bristol

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

