



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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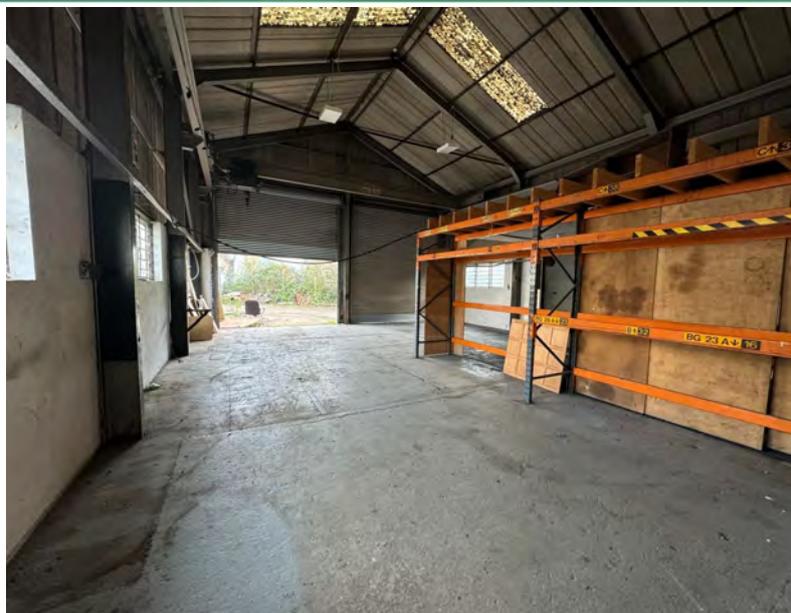


TO LET Industrial Unit with Yard

Industrial Unit - 721.66m² (2,445ft²) plus Yard (4,973ft²)

Unit 8C, Crypton Business Park, Bridgwater, TA6 4SY

£ 15,600 PAX



The Association of Valuers of Licensed Property

Emma Moffatt - Commercial Sales & Lettings - 077 18 563720

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DESCRIPTION

Unit 8C is located towards the rear of the site on the west side offering a good size workshop, with mezzanine office, external storage unit, as well as a gated yard area.

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

The Unit comprises the following:

| | |
|-----------------------|--|
| Warehouse | 176.66m ² (1,900 ft ²) <i>(including WC)</i> |
| Mezzanine Office | 50.69m ² (545ft ²) <i>(including Kitchenette & WC)</i> |
| External Storage Unit | 46.02m ² (495ft ²) |
| Yard Area (Overall) | 462m ² (4,973ft ²) |

SERVICES

Mains electricity, water and drainage are connected to the property. Water is a shared service and costs included in 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 E103. A copy can be made available on request.



RATES

We are aware Unit 8C is currently assessed for Business Rates with a rateable value of £10,250.

Relief from Business Rates may apply on reassessment, 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.

The current service charge costs for Unit 8C are £1,680.00 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 £665.30 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

Unit 8C is available at £15,600 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 incoming 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).

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.