



**TO LET**

# Industrial Unit

Workshop/Warehouse - 102m<sup>2</sup> (1,093ft<sup>2</sup>)

Unit 4 Fothergill Business Park, Colley Lane, Bridgwater, Somerset TA6 5JJ

£7,650 Per Annum





## DESCRIPTION

The Fothergill Business Park comprises 8 No. commercial units located in a high profile location on the junction of Colley Lane and Parrett Way.

Unit 4 will be available from the end of July 2025, and is located to the rear of the site,

## ACCOMMODATION

The property comprises a single-storey brick-built unit with a sloping roof finished in corrugated sheet cladding, incorporating translucent daylight panels to enhance natural light.

Access is provided via a pedestrian entrance to the front elevation, alongside a roller shutter door offering practical loading capabilities.

Internally, the unit benefits from WC facilities.

## SERVICES

Mains electricity, water and drainage are connected to the property. 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 E101. A copy can be made available on request.

## RATES

The current rateable value for the property is £8,400.

*Relief from Business Rates may apply, 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 of £1,093 per annum will be payable for the proportional area of occupation to cover maintenance and repair of the roof and structure of the building, as well as costs relating to the common/shared access areas.

Windows and doors will be the responsibility of the Tenant.

## BUILDINGS INSURANCE

The property is insured under the Landlord's policy and the Tenant to reimburse the Landlord for the proportional premium. The current costs for the year are £223.44, subject to review annually in August.

## TENURE & TERMS

The property is offered To Let by way of flexible terms on a Tenancy at Will or Licence Agreement basis.

## RENT

The workshop/warehouse is available at £7,650 per annum, exclusive.

## VAT

VAT is applicable on all payments.

## 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 in preparing the agreement documentation.

## 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.

## 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.



## LOCATION



A38 and M5 (Junctions 24)



0.4 miles south of Bridgwater Railway Station



25 miles south-west of Bristol Airport



11 miles north-east of Taunton

15 miles west of Glastonbury

30 miles south-west of Bristol