



**TO LET**

## Modern Office Suite

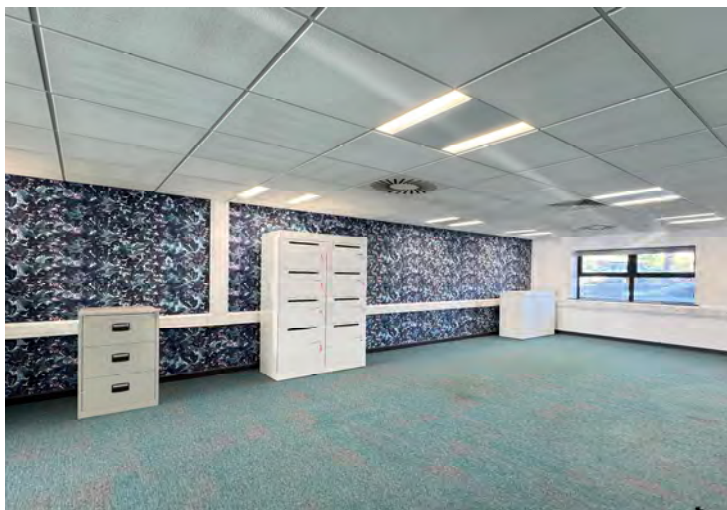
Lower Ground Floor Office Suite (203.53m<sup>2</sup> / 2,190ft<sup>2</sup>)

Bridgwater House, Kings Square Bridgwater TA6 3AR

£26,300 Per Annum, Exclusive







## KEY FEATURES

- Modern Office Suite • Air Conditioning • On Site Parking • Cycle Provision •
- DDA Compliant • Independent Kitchen Facilities • Town Centre Location •



## DESCRIPTION

Modern, well-presented office suite located on the lower ground floor of Bridgwater House, benefiting from an open plan layout with the flexibility to create private offices or meeting rooms.

The office suite offers a bright and spacious working environment with air conditioning, suspended ceilings with LED lighting, and large perimeter windows providing excellent natural light.

Additional features include a dedicated kitchen, WC, and shower facilities, along with on-site parking.

Ideally situated in Bridgwater town centre with excellent access to the M5 motorway and local amenities.

## ACCOMMODATION

The office suite extends to **203.53m<sup>2</sup> (2,190ft<sup>2</sup>)** Net Internal Area, comprising predominantly open plan office space with potential for internal subdivision.

The layout offers flexibility suitable for a variety of occupiers, from collaborative workspaces to more traditional office arrangements.

## SERVICES

Mains electricity, water and drainage are connected to the property but not independently metered. Utility costs will form part of the service charge.

Telephone lines are likely to be 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 C60. A copy can be made available on request.

## RATES

The office is currently assessed for business rates as part of the main assessment for Bridgwater House. A separate assessment will be required once the office is let.

*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 is payable for the proportional area of occupation to include costs for maintenance and repair of the external fabric including the walls, roofs, rainwater goods, clearing of rainwater goods, drains, external services and infrastructure, external landscaping and maintenance of communal areas as well as utility costs.

## BUILDINGS INSURANCE

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

## TENURE & TERMS

The property is offered To Let by way of a proportional Full Repairing and Insuring Lease for a term to be agreed.

Under the terms of the Lease, the Tenant will be responsible for all internal repairs, decoration of previously painted elements and maintenance including maintenance and replacement of the doors, door frames and windows.

## RENT

The office suite is available at £26,300 per annum, exclusive.

## VAT

VAT is not applicable.

## 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

The 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, A39, M5 (Junctions 23 & 24)



12 miles north-east of Taunton



0.8 miles west of Bridgwater Railway Station

15 miles west of Glastonbury



25 miles south-west of Bristol Airport

34 miles south-west of Bristol