



Open Storage Yard

Dunball Wharf
Bristol Road
Dunball
Bridgwater
TA6 4TN

70,183ft²
(1.61 Acres)

£58,200 PAX

TO LET

Open Storage Yard



DESCRIPTION

This 1.61 acre industrial/commercial site is now available and has formerly been used by Hanson, for the import of stone related products.

The open storage yard is located just off Dunball Roundabout, with easy access to Junction 23 of the M5, ideally located for access and distribution purposes.

SITE

The site is located on the Wharf, with the wharf previously having been created in 1844, formerly used by coal merchants but more recently used for landing stone products with marine sand and gravel.

Tenants would have access to on site shared wash room facilities and weighbridge, subject to negotiation with the adjacent occupiers.

SERVICES

The site benefits from water and electricity.

We have not tested any of the service installations and any Tenant must satisfy themselves independently as to the state and condition of such services.

RATES

The Local Authority will need to advise on business rates, relating to the intended use and future occupation. A prospective Tenant should make their own enquiries.

SERVICE CHARGE

The Tenant will be required to contribute towards any costs relating to the shared entrance/access areas.

TENURE & TERMS

The site is offered to Let on Full Repairing and Insuring Lease term although consideration will be given to a short term Licence agreement, for a term to be agreed, subject to Tenant status.

RENT

The yard is available to rent at £58,200 per annum, exclusive, payable quarterly in advance.

Rent incentives may be available, subject to length of agreement.

VAT

VAT is 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 ingoing 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.

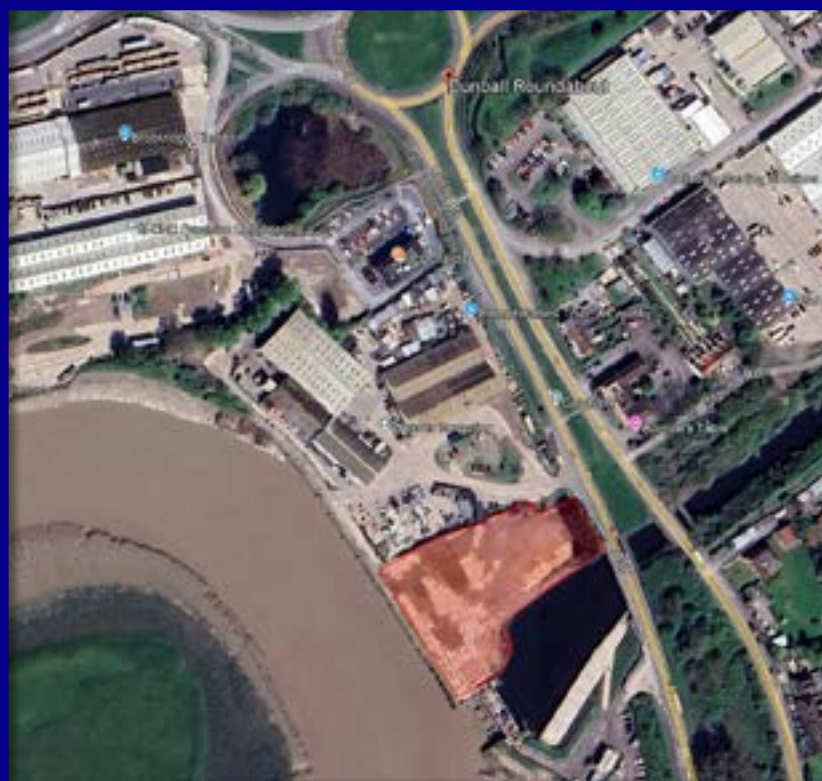
RICS CODE OF PRACTICE

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.

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



LOCATION



Roads: A38 and M5 (Junction 23)



Rail: 2.7 miles north of Bridgwater Railway Station



Air: 23 miles south-west of Bristol Airport



Miles: 15 miles north-west of Taunton
14.5 miles west of Glastonbury
35 miles south-west of Bristol