



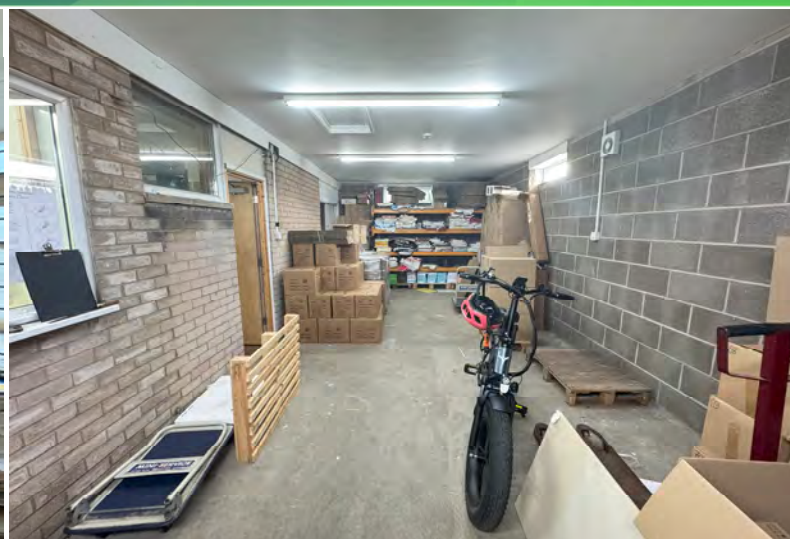
TO LET

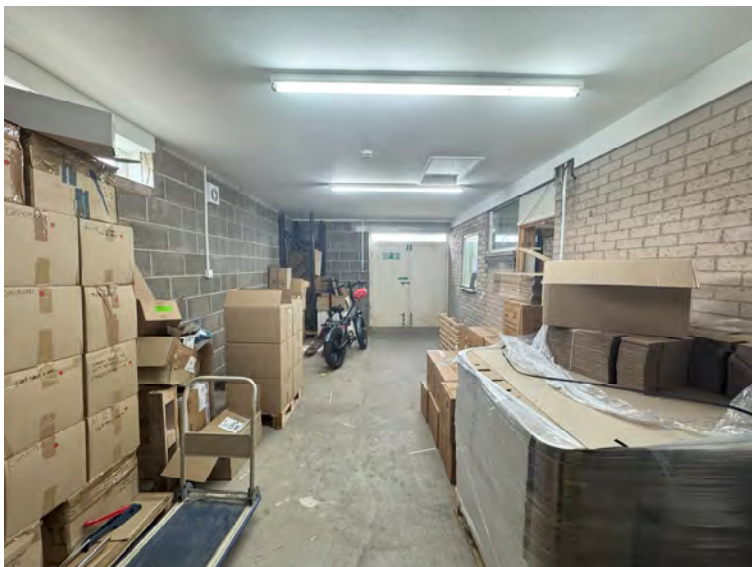
Commercial Premises

Office / Store / Workshop - 130.73m² (1,406ft²)

BWW Print Building, Herswell Business Park Bridgwater TA6 5PY

£12,500 Per Annum





DESCRIPTION

We are pleased to bring to market this versatile commercial property, currently occupied by BWB Print and becoming available in October 2025 following their relocation. The premises offer flexible accommodation suitable for a variety of uses, including office, storage or workshop.

Prominently positioned on Salmon Parade, the property benefits from excellent frontage and the advantage of ample on site parking, making it an attractive opportunity for a wide range of occupiers.

ACCOMMODATION

The property is sub-divided to provide a range of accommodation, including offices, storage areas, a print/workshop space and a garage. Access is available via a personnel door at the front of the building, with the additional benefit of a double door leading directly into the garage/store area.

SERVICES

Mains electricity, gas, water and drainage are connected to the property.

Water is on charged by way of sub-meter.

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 D98. A copy can be made available on request.



RATES

The current rateable value for the property is £9,200.

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

Not applicable.

BUILDINGS INSURANCE

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

Current premium payable for the property is £597 plus VAT for the current year as of May 2025 - subject to review annually.

TENURE & TERMS

The property is offered To Let by way of a new Full Repairing and Insuring Lease for a term to be agreed, outside the Landlord and Tenant Act 1954.

Under the terms of the agreement, the Tenant will be responsible for the building in its entirety, both internally and externally.

RENT

The property is available at £12,500 per annum, exclusive.

VAT

VAT will be applicable to 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.

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, A39, M5 (Junctions 23 & 24)



0.4 miles west 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