



TO LET

Industrial Unit

Industrial Unit with Offices - 433m² (4,659ft²) plus Mezzanine (1,742ft²)

Unit 1, Suprema Industrial Estate, Edington, Somerset TA7 9BF

£24,100 Per Annum, Exclusive





DESCRIPTION

Industrial Unit located in a prime position on the Suprema Industrial Estate in Edington - available now.

Operating times for the site are between 8.00am - 8.00pm, Monday - Saturday but no operations are to take place on Sundays or Bank Holidays; as per the granted Planning Permission.

ACCOMMODATION

The unit comprises the following areas:

Ground Floor (384.81m² / 4,141ft²)

Including warehouse and offices

First Floor Offices (48.19m² / 519ft²)

First Floor Mezzanine (161.91m² / 1,742ft²)

Total (594.91m² / 6,402ft²)

Unit 1 is one of the front facing units on the site, with access in to the warehouse via a new roller door on the East Elevation.

The unit benefits from plenty of office space at ground and first floor level as well as mezzanine storage although the mezzanine storage could be removed if required.

SERVICES

Mains three phase electricity, water and drainage are connected to the property. Telephone lines could be available for connection subject to BT Regulations.

EPC

The EPC rating is C66. A copy can be made available on request.

RATES

The current rateable value for Unit 1 based on the April 2023 assessment is £16,250. We estimate the rates payable to be £8,109 per annum.

SERVICE CHARGE

A service charge is payable for the proportional area of occupation to cover water, communal site electric, maintenance and repair of common areas, CCTV operation of site and any other shared costs.

The current charges for Unit 1 are £0.15 per sq. ft - 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.

The current charges for Unit 1 are £0.24 per sq. ft - subject to review annually on policy renewal.

TENURE & TERMS

The Unit 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.

RENT

The Unit is available at £24,150 per annum, exclusive.

LOCATION



A39 and M5 (Junction 23)



7.5 miles east of Bridgwater Railway Station



24 miles south west of Bristol Airport



8 miles east of Bridgwater

9 miles west of Glastonbury

32 miles south west of Bristol

VAT

VAT will be applicable on all payments associated with the Lease.

DEPOSIT

A deposit equivalent to three month's rent will be required upfront and held for the duration of the Lease.

LEGAL COSTS

The prospective Tenant is to be responsible for contributing towards the Landlord's 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.

