



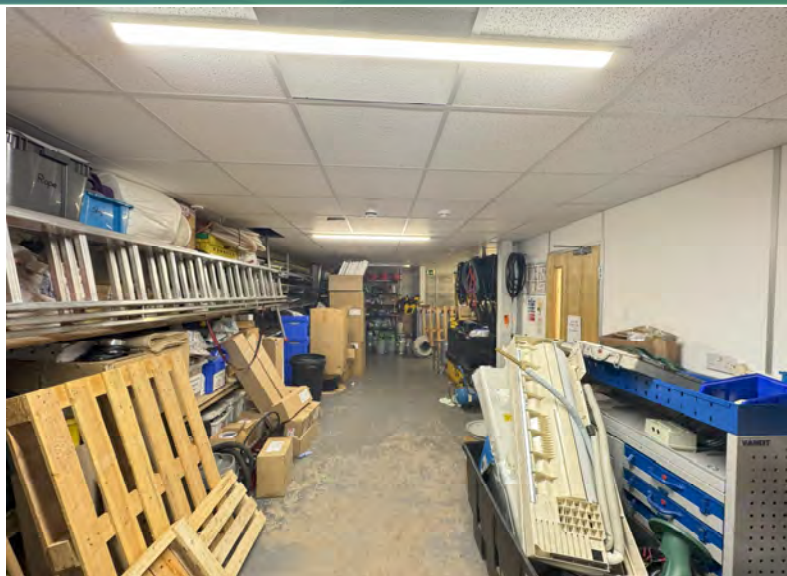
TO LET

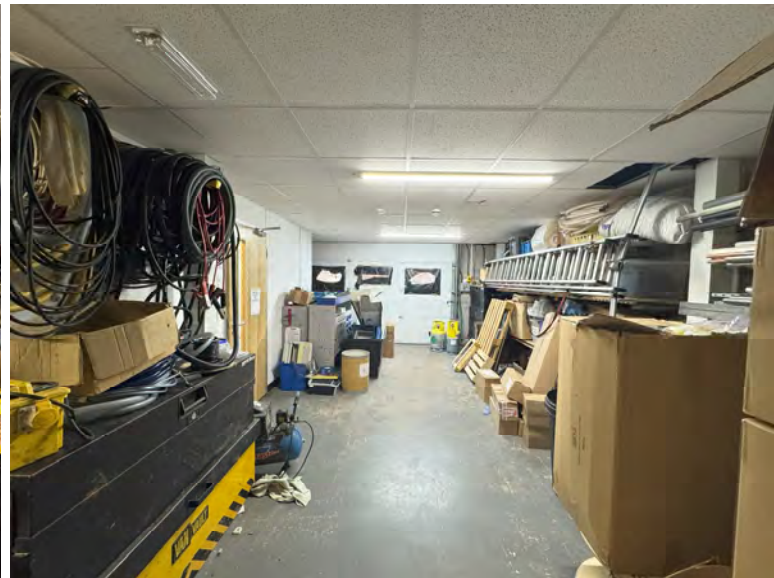
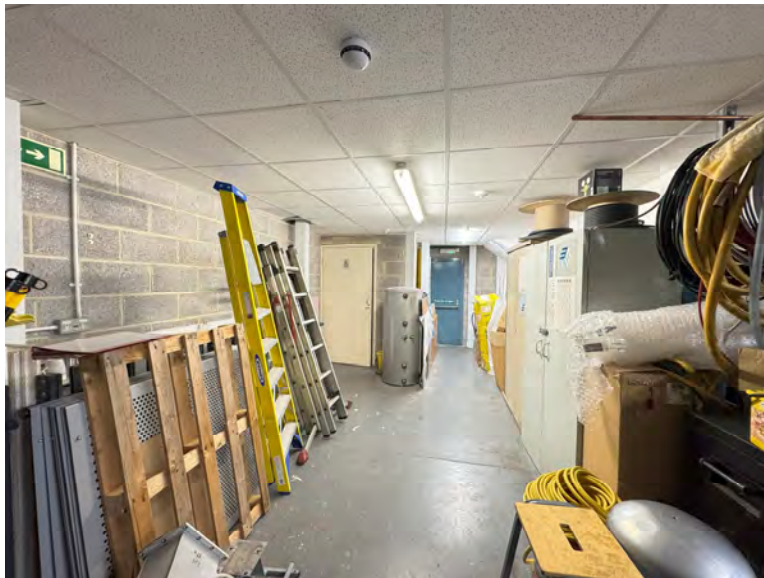
Industrial Unit

155.4m² (1,672ft²)

Unit B1 Bath Bridge Business Park Bridgwater, Somerset TA6 4SZ

£13,400 Per Annum





DESCRIPTION

We are pleased to offer this industrial unit, which will be available to let from April 2026 or earlier by way of agreement, in anticipation of the Tenant's planned relocation.

The unit is situated on the Bath Bridge Business Park Estate, conveniently positioned on Bath Road (A39) and surrounded by a variety of established businesses.

The property benefits from excellent roadside prominence on the estate and includes six on site parking spaces.

ACCOMMODATION

The unit is currently arranged to provide warehouse storage space at ground floor level, with access via an electric roller shutter door. To the front, there is an office/reception area with stairs leading to a first-floor mezzanine office.

The accommodation benefits from a 3 phase electricity supply, a Pod Point 22kW electric vehicle charging point, a ground floor disabled access WC, keypad entry system, and air conditioning for heating and cooling within the offices.

SERVICES

Mains electricity - 3 phase supply, 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 B41. A copy can be made available on request.

RATES

The current rateable value for the property is £13,250 as per the April 2023 valuation.

Tapered relief from Business Rates may apply, subject to status; from 100% to 0% where between £12,000-£15,000.

SERVICE CHARGE

A service charge is payable towards a site service charge which includes maintenance of the shared car parking and access areas, including maintenance of the electric gates, gutter clearing, landscaping and site maintenance etc.

The costs are calculated based on a proportional area of occupation and is current charged at £57.26 per month, but 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.

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. The owners will also give consideration to selling the property - more information can be provided on request.

RENT

The Unit is available at £13,400 per annum, exclusive.

VAT

VAT will be applicable to all payments.

LOCATION



A38, A39, M5 (Junctions 23 & 24)



0.5 miles east 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

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.

