



Lyndon Brett Partnership

Chartered Surveyors - RICS Registered Valuers - Licensed Property Valuers

Residential Lettings and Commercial Sales and Lettings

Property Consultants and Managers - Estate and Block Management

Planning Applications - Building Regulations - Building Supervision - CAD Drawing

County Court Chambers, Queen Street, Bridgwater, TA6 3DA • Email: info@lbp-rics.co.uk • 01278 450350 • Website: www.lbp-rics.co.uk



TO LET

FIRST FLOOR OFFICE SUITE

Office in Grade I Listed Building (76.04m² /818ft²)

Suite 1, Benjamin Holloway House, West Quay, Bridgwater, Somerset TA6 3HW

£12,000 Per Annum



The Association of Valuers
of Licensed Property

Emma Moffatt - Commercial Sales & Lettings - 07718 563720

Lyndon Brett - Principal - Chartered Surveyor & RICS Registered Valuer - 07970 893963



DESCRIPTION

Suite 1 offers office accommodation at first floor level, set within a prestigious Grade I Listed Building along West Quay in the centre of Bridgwater and will be available from May 2026.

ACCOMMODATION

The offices are at first floor level, accessible either from the main front entrance along West Quay or from the rear entrance from the car park.

The first floor is sub-divided into three rooms as follows:

Office 1	16.91m ² (182ft ²)
Office 2	18.84m ² (203ft ²)
Office 3	40.29m ² (433ft ²)

CAR PARKING

Car parking spaces are available to the rear of the building within a secure gated area, accessible by car parking holders 24/7.

Charges are in line with the Local Authority annual charge of £800 per space, per annum, plus VAT.

SERVICES

Mains electricity, gas, 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.)

RATES

A new rating assessment will be required as the office is currently assessed with Suite 2.

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 will be payable for the proportional area of occupation to cover costs associated with the external decoration, maintenance and repair liability, water, gas, fire protection, communal area cleaning, CCTV provision.

BUILDINGS INSURANCE

The property is insured under the Landlord's policy and the Tenant is required to reimburse the Landlord - costs included in the above service charge costings.

TENURE & TERMS

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

A shorter term Licence agreement will also be considered.

RENT

Suite 1 is available at £12,000 per annum, exclusive.

VAT

VAT is applicable on 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)



0.7 miles west of Bridgwater Railway Station



25 miles south-west of Bristol Airport



11 miles north-east of Taunton

15 miles west of Glastonbury



N.B Under S.21 of the Estate Agents Act 1979, we are obliged to advise potential Tenants that members of the Firm of Lyndon Brett Partnership have a personal interest in this property.