



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

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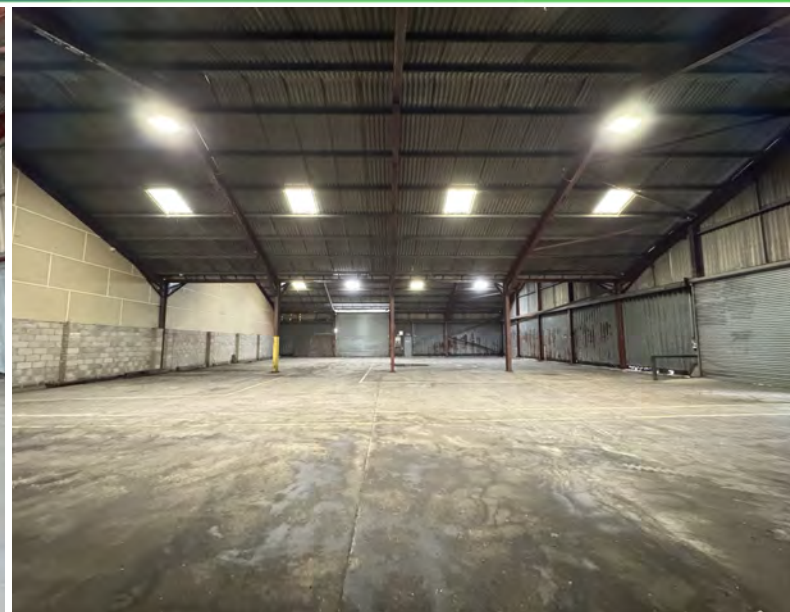
TO LET

Industrial Unit

Industrial / Warehouse Unit - 1,737m² (18,692ft²)

Unit 6 Dunball Wharf Bristol Road Bridgwater TA6 4TN

£75,000 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

We are pleased to offer this industrial warehouse unit, formerly occupied by Wessex Recycling.

The site is located along Dunball Wharf, with easy access to Junction 23 of the M5 - just 0.5 miles, ideally located for access and distribution purposes.

The site benefits from easy access off Bristol Road, into a shared site, with an onsite Weighbridge operated by an existing Tenant on site.

ACCOMMODATION

The unit is available as a whole, or could be subdivided in two, as follows:

Unit 6A **821.3 m² (8837.19 ft²)**

Unit 6B **915.91 m² (9855.19 ft²)**

Both sides benefit from roller shutter door access.

Access to shared WC facilities are available.

SERVICES

Mains electricity three phase supply, 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.)

EPC

An EPC is not required as there is minimal energy usage (e.g. no heating/cooling system).

RATES

A new rating assessment will be required for Unit 6 as this is currently assessed for business rates as a larger assessment including neighbouring units.

SERVICE CHARGE

A service charge will be payable for the proportional area of occupation, to cover costs associated with the shared entrance/access areas.

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.

TENURE & TERMS

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

RENT

The Unit is available to rent at £75,000 per annum, exclusive, payable quarterly in advance.

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.

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 and M5 (Junction 23 - 0.5 miles)
-  2.7 miles north of Bridgwater Railway Station
-  23 miles south-west of Bristol Airport
-  15 miles north-west of Taunton
14.5 miles west of Glastonbury
35 miles south-west of Bristol