



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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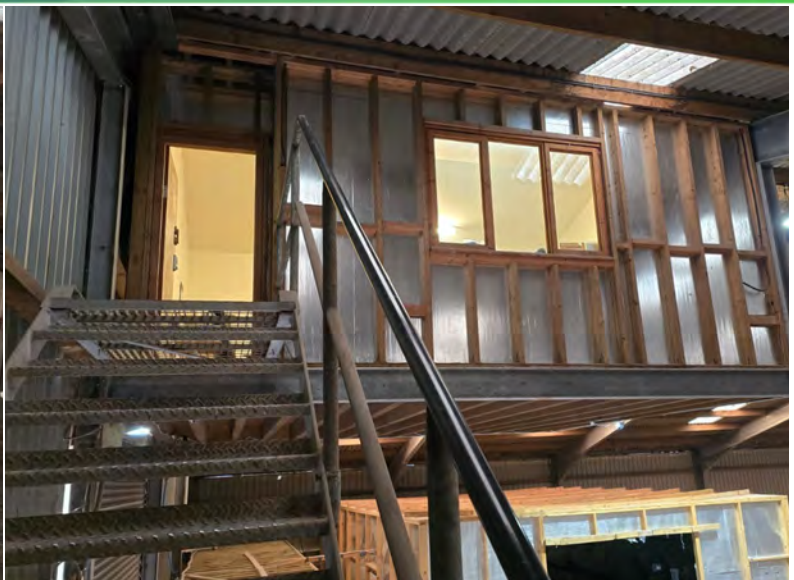
**TO LET**

# Industrial Unit

Industrial Building with B2 Use - 3,550m<sup>2</sup> (38,203ft<sup>2</sup>)

Unit 1, Currypool Farm, Cannington TA5 2NH

£170,000 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

Industrial unit with B2 Use Class consent, available from June 2026 in Cannington, along the A39 - convenient location and access to Cannington, Hinkley Point, Bridgwater and the M5.

## ACCOMMODATION

Large portal frame warehouse with concrete floor, providing the following accommodation:

Warehouse	37,867ft <sup>2</sup>
Mezzanine Office	336ft <sup>2</sup>

The unit has the benefit of 5m roller shutter doors at each end, with a rear yard area suitable for up to 20 vehicles. Additional parking could be made available subject to negotiation.

On site WC facilities are available for shared use.

## SERVICES

Three phase electricity, water and drainage are connected to the property. Electricity will be on charged based on sub-meter usage.

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 has not been required due to the building's limited energy demand.

## RATES

The rateable value for the property is £110,000 as of April 2026.

## SERVICE CHARGE

A service charge will be payable for the proportional area of occupation, to cover costs associated with external decoration, repair and maintenance along with all shared and communal services.

The current service charge costs for the property are charged at £0.20 per sq. ft, per annum subject to review annually.

## 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 property is offered To Let by way of a new proportional Full Repairing and Insuring Lease for a term to be agreed. Short term Licence agreement may be considered.

Under the terms of the agreement, the Tenant will be responsible for all internal repairs, decoration, maintenance including fire safety, plus maintenance and repair of doors, door frames and windows.

## RENT

The property is available at £170,000 per annum, exclusive.

## 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

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



A39 (leading to Minehead and Bridgwater)



7 miles west of Bridgwater Railway Station



30 miles south-west of Bristol Airport



6 miles west of Bridgwater

8 miles south of Hinkley Point C

