



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

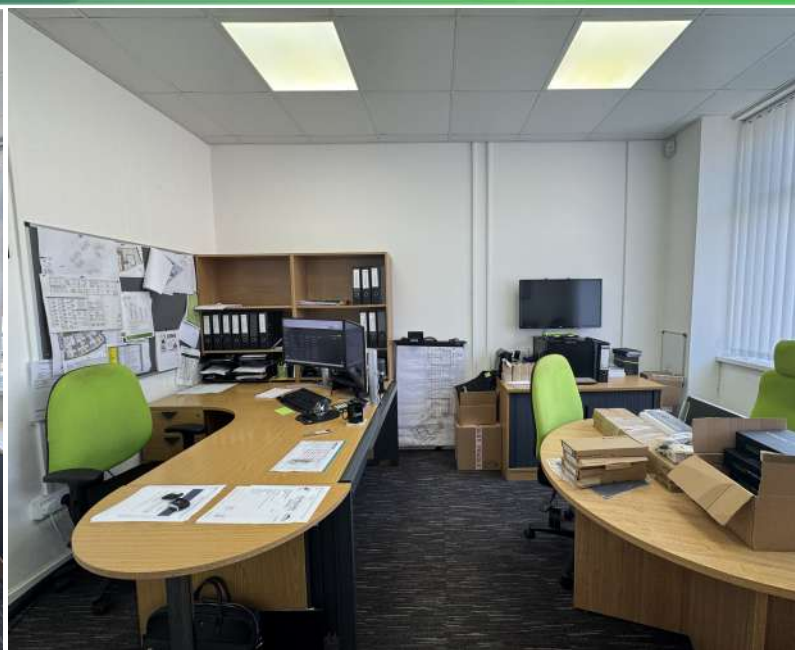
County Court Chambers, Queen Street, Bridgwater, TA6 3DA • Email: info@lbp-rics.co.uk • 01278 450350 • Website: www.lbp-rics.co.uk



TO LET

Office Premises

Unit 2 Fothergill Business Park, Colley Lane, Bridgwater, Somerset TA6 5JJ
£8,850 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

Fothergill Business Park comprises 8 No. Commercial Units located in a high profile location on the junction of Colley Lane and Parrett Way.

Unit 2 will be available from December 2026 (or earlier by way of agreement), and is located on the north side facing Colley Lane.

ACCOMMODATION

The property has been sub-divided internally, creating 3 No. good sized office rooms, with separate kitchen and WC facilities.

The unit also benefits from a storage room at first floor level.

Total floor area is 69m² (738ft²).

The property benefits from 4 No. car parking spaces.

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.)

EPC

The Energy Performance rating is E110. A copy can be made available on request.

RATES

The rateable value as of April 2026 is £12,500.

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 maintenance and repair of the roof and structure of the building, as well as costs relating to the common/shared access areas. Currently charged at £738 per annum, subject to review annually.

Windows and doors will be the responsibility of the Tenant.

BUILDINGS INSURANCE

The property is insured under the Landlord's policy and the Tenant to reimburse the Landlord for the proportional premium. The current costs for the year are £157.80, subject to review annually in August.

TENURE & TERMS

The property is offered To Let by way of flexible terms on a Tenancy at Will or Licence Agreement basis.

RENT

The property is available at £8,850 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 and M5 (Junctions 24)



0.4 miles south 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

