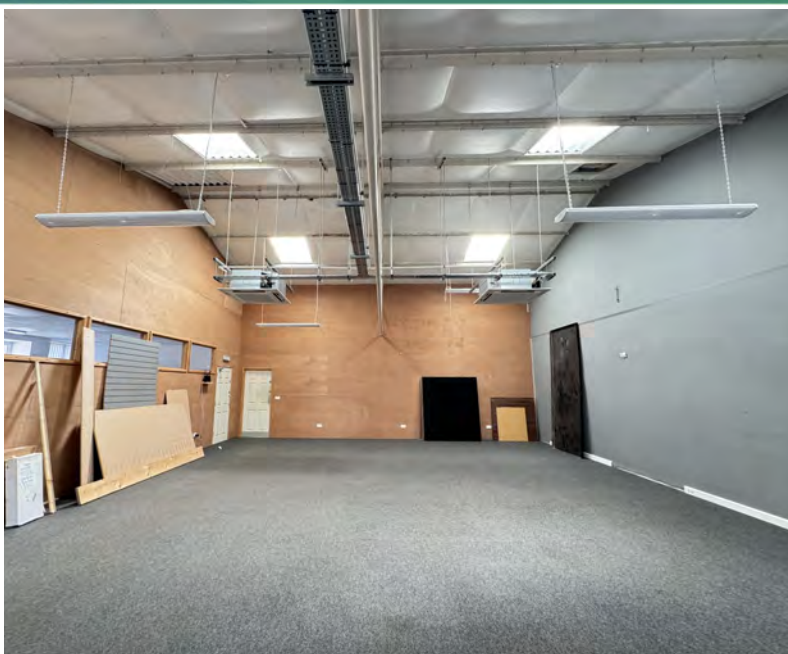




Unit 1 & 3 Fothergill Business Park, Colley Lane, Bridgwater, Somerset TA6 5JJ
£21,800 Per Annum, Exclusive





DESCRIPTION

Unit 1 & 3 is available by way of Lease assignment due to business relocation and would suit a variety of businesses who require a combination of storage and office facilities.

The Unit is located on the Fothergill Business Park in a high profile location on the junction of Colley Lane and Parrett Way.

ACCOMMODATION

The property is a brick built single storey property with corrugated clad sheeting roof with daylight panels.

The unit is accessed via pedestrian doors leading into refurbished offices along with a roller shutter door to the rear directly into the warehouse space.

The unit benefits from separate kitchen and WC facilities.

Total floor area is 312m² (3,357ft²).

The property benefits from 4 No. car parking spaces.

SERVICES

Mains electricity, 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 C61. A copy can be made available on request.

RATES

The rateable value as of April 2026 is £17,750.

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 £3,357 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 payable, subject to review annually.

TENURE & TERMS

The property is offered To Let by way of a assignment of an existing proportional Full Repairing and Insuring Lease, to expire as of 28th January 2029.

RENT

The property is available at £21,800 per annum, exclusive.

No further rent reviews are included in the remainder of the Lease term.

VAT

VAT is applicable on all payments.

DEPOSIT

A deposit equivalent to three months' 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 enquiries 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 24 - 2.4 miles)



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

