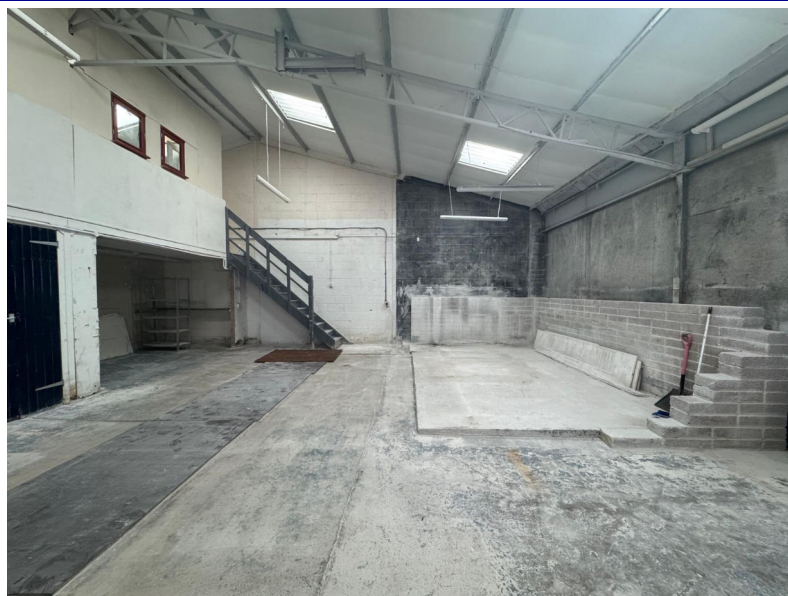




TO LET Workshop with Office

Unit 7, Fothergill Business Park, Colley Lane, Bridgwater TA6 5JJ
£14,000 Per Annum, Exclusive



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 7 will be available from mid November and benefits from excellent roadside profile due to its location on the Estate.

ACCOMMODATION

The unit is accessed via pedestrian door to the front of the unit leading in to the offices, along with roller shutter door access in to the workshop.

Stairs from the workshop area lead to a mezzanine area with two additional office/store areas.

Total floor area is 184.5m² (1,985ft²).

The unit benefits from the use of 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 E107. A copy can be made available on request.

RATES

The current rateable value for the property is £13,250.

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 of £1,985 per annum will be payable to contribute towards maintenance and repair of the roof and structure of the building, as well as costs relating to the common/shared access areas.

BUILDINGS INSURANCE

The property is insured under the Landlord's policy and the Tenant to reimburse the Landlord for the proportional premium.

TENURE & TERMS

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

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 £14,000 per annum, exclusive.

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.

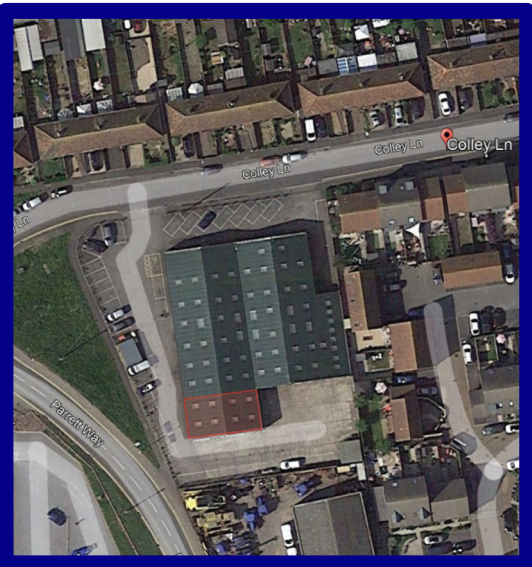
The Code is available through professional institutions and trade associations.

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)



0.4 miles - Bridgwater Railway Station



25 miles - Bristol Airport



11 miles - Taunton

15 miles - Glastonbury

30 miles - Bristol