



TO LET First Floor Period Office

Queen Adelaide House, 16 Kings Square, Bridgwater TA6 3DG
£7,000 Per Annum, Exclusive



DESCRIPTION

The First Floor office suite is situated within an imposing Grade II* Listed Georgian building on King Square, with high ceilings, ornate cornicing and tall sash windows overlooking the square.

King Square is now established as a mix of residential conversions and professionally occupied offices. Neighbouring occupiers include Accountants, Dentists, Hairdressers, Nelson Trust and Fox King Dance Academy.

ACCOMMODATION

Entrance lobby, leading in to the shared hallway with staircase to the First Floor.

Front Office	33.6m ² (362ft ²)
Rear Office	18.6m ² (200ft ²)
Total	52.2m ² (562ft ²)

Shared WC on first floor landing.

SERVICES

Mains electricity, gas, water and drainage are connected to the property, supplied through shared meters - utility bills will be on charged accordingly.

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 D99. A copy can be made available on request.

RATES

The current rateable value for the First Floor is £9,500 as per the April 2026 assessment.

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, including communal decoration, maintenance and repair liability, electricity, water, gas, communal fire protection and cleaning.

BUILDINGS INSURANCE

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

TENURE & TERMS

The First Floor offices are offered To Let by way of a new Internal Repairing and Insuring Lease or Licence Agreement for a term to be agreed.

RENT

£7,000 per annum, exclusive.

VAT

VAT is not applicable.

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 with 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 LBP Chartered Surveyors 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, A39 and M5 (J23 & J24)



0.7 miles - Bridgwater Station



25 miles - Bristol Airport



11 miles - Taunton

30 miles - Bristol

42 miles - Exeter