LBP Chartered Surveyors

• Chartered Surveyors • RICS Registered Valuers • Licensed Property Valuers
• Residential Lettings • Commercial Sales and Lettings
• Property Consultants and Managers • Estate and Block Management
• Planning Applications • Building Regulations • Building Supervision • CAD Drawing

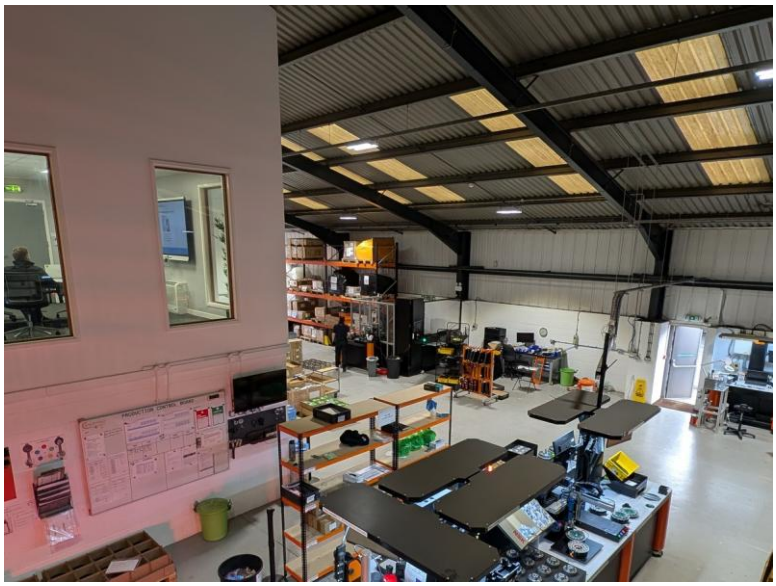
County Court Chambers, Queen Street, Bridgwater TA6 3DA • info@lbp-rics.co.uk • 01278 450350 • www.lbp-rics.co.uk



TO LET Industrial Unit with yard

Unit 4, Beech Business Park, Bridgwater, TA6 4FF
£100,000 per annum





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DESCRIPTION

Unit 4 comprises an industrial unit set within the Beech Business Park, just off Bristol Road in Bridgwater.

The unit benefits from a large front roller shutter door, an open plan warehouse, high specification offices at ground and first floor and ample parking on site.

ACCOMMODATION

The unit is accessed via a glazed double pedestrian entrance leading into the offices, with a roller shutter door (3.85m high x 4.13m wide) to the warehouse.

Warehouse eaves height is 4.50m rising to 7.10m at the apex. The offices benefit from air conditioning, heating and suspended ceilings, with WCs at ground and first floor (including a DDA WC), as well as a ground floor shower room.

Ground Floor - 816.80m^2 (8,792ft^2)

First Floor Offices - 225.82m^2 (2,431ft^2)

Total (GIA) - 1,042.62m^2 (11,223ft^2)

The unit benefits from 20+ car parking spaces to the frontage and gable side, plus a further 16 No. spaces off the approach road, with HGV access and loading via a gated entrance and separate exit.

EPC

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



RATES

We are aware that Unit 4 is currently assessed for Business Rates and has a rateable value of £83,500.

Interested parties should make their own enquiries with Somerset Council to confirm the rates payable.

SERVICE CHARGE

A service charge, to be confirmed, 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 of a Full Repairing and Insuring Lease for a term to be agreed.

RENT

The property is available at £100,000 per annum, exclusive.

SERVICES

Mains three phase electricity, water and drainage are connected to the property.

(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.)

LOCATION

A38, A39 and M5 (Junctions 23 & 24)

1.3 miles - Bridgwater Railway Station

25 miles - Bristol Airport

11 miles - Taunton

15 miles - Glastonbury

30 miles - Bristol

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 a contribution towards 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.