

**INDUSTRIAL UNIT TO LET
BRIDGWATER BUSINES PARK**



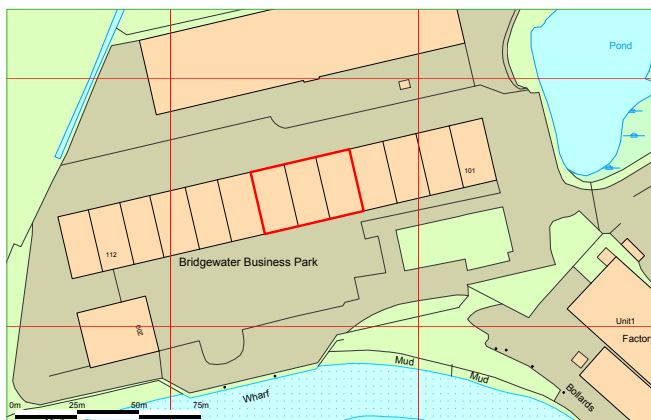
**Units 105, 106 & 107
Bridgwater Business Park,
Bristol Road,
Dunball,
Bridgwater
TA6 4BJ**

- Established industrial and business location
- Close to J32 of the M5 motorway
- Ample secure car parking available on site
- Double bay unit

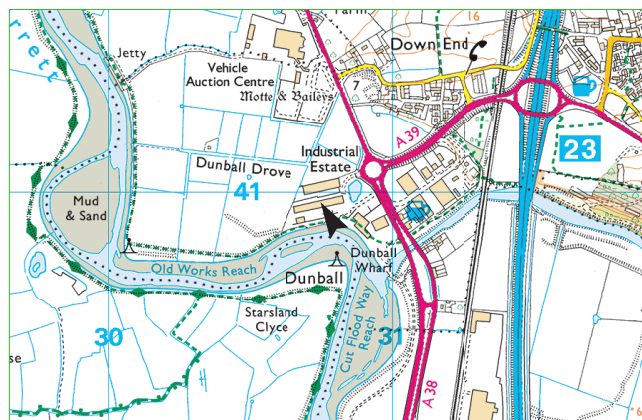
BRIDGWATER BUSINESS PARK, DUNBALL, BRIDGWATER



GERALDEVE



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Location

The property is located on the Bridgewater Business Park, which is situated just off Junction 23 of the M5 Motorway and only 3 miles north of Bridgewater town centre.

Description

The property comprises a mid terrace unit of steel frame construction with profile metal clad elevations above brick/blockwork. The property provides an internal eaves height of 5.32m under a truss roof incorporating transparent roof-lights and LED High Bay with PIR/Daylight Dimming Sensor lighting. There are three electric roller shutter doors measuring 4.91m high by 4.37m wide. To the front of the units is a circulation yard with space for parking and loading.

Internally, the unit benefits from a large open warehouse space with power floated concrete floor. There are also male/female/disabled WC's, a fire alarm and 3-phase electricity within the unit. There is also a separate office block within the unit.

Nearby occupiers on the estate include PAW Engineering, Air Conditioning Group Ltd, EDF Energy and Causeway 4x4.

Floor Area (Gross Internal Area):

Warehouse	10,267 sq ft	(953 sq m)
Office	425 sq ft	(39 sq m)
Total	10,692 sq ft	(993 sq m)

Terms

The property is available to underlet on a new sublease or an assignment of the current lease for a term expiring 20th January 2020.

A longer term lease can be provided, subject to negotiation with the landlord.

Rent

Quoting rent on application to the agents.

Business Rates

We understand that the property is entered into the 2010 Valuation List as follows:

Rateable Value £40,750 pa

The Uniform Business Rates for England 2015/2016 is 0.493. Applicants are advised to verify the rates payable with the local authority.

Viewing

By appointment through sole agents, Gerald Eve LLP.

Tom Cater

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Conditions under which these particulars are issued

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