

Tamlyn & Son

www.tamlyns.co.uk

Established 1878

TO LET

*Trade counter opportunity
Prominent main road position
In course of refurbishment*



Unit 2 Condor Quay
East Quay
Bridgwater
Somerset

3,861 SQ FT (358.68m²)

LOCATION

A few minutes drive off the A38 leading to Junction 23 (to the North) and Junction 24 (to the South) of the M5 (approximately ten minute drive). Condor Quay is situated opposite Rivers House on East Quay which is the continuation of Wylds Road, the main artery road through Castlefields Industrial Estate within close proximity of Jewsons, Focus DIY, YHC Hire Services, East Quay Medical Centre, Bridgwater Retail Park and a short walking distance of the town centre.

DESCRIPTION

Located adjacent to City Electrical Factors with main road frontage onto East Quay Unit 2 offers excellent office accommodation plus warehouse/industrial space.

The warehouse extending to approximately 2,123 square feet has the benefit of good eaves height, three phase power and is accessed via roller shutter door on East Quay elevation.

A single pedestrian door leads into the trade counter/reception area (approximately 286 square feet) with doors leading to a further two offices and warehouse/production area. A staircase from the reception area leads to the first floor where a further 3 offices are located together with toilet and kitchen area. Adjacent to the kitchen a further staircase leads from the first floor offices into the warehouse/production area and ground floor toilets.

The estate is security fenced and offers good on site parking.

AREA

Approximately 3,861 square feet (358.68 square metres)

SERVICES

Mains water, drainage, and three phase electric

RENTAL

Eighteen thousand five hundred pounds (£18,500) per annum exclusive payable quarterly in advance on the usual quarter days

SERVICE CHARGE

A service charge is payable to include:

- a) insuring the building
- b) maintaining, renewing, and repairing the roof and structure of the building except for the whole of the windows, window frames, doors and door frames which will be the responsibility of the incoming tenant
- c) cost of maintaining, renewing and insuring the common areas

LEASE

New lease to be granted on terms to be agreed

LEGAL COSTS

Ingoing tenants to be responsible for the Landlord's reasonable legal fees

BUSINESS RATES

Ten thousand one hundred and seventy five pounds and fifty pence (£10,175.50) for the year to 31 March 2012

VIEWING & FURTHER INFORMATION

Gary Mead at Tamlyns 01278 454512

Please note: These particulars have been provided as a guide to potential tenants and although every endeavour has been made their accuracy cannot be guaranteed. It is the responsibility of potential tenants to satisfy themselves that the details are correct. SUBJECT TO CONTRACT. As the landlord has elected the property for VAT all rent and other services provided by the landlord are subject to VAT at the rate from time to time in force. All figures contained within these particulars are shown exclusive of VAT.