



# WYLD'S ROAD

TRADE PARK

BRIDGWATER • TA6 4BH

# UNIT W

TO LET **2,757 SQ FT (256.1 SQ M)**

**Trade Counter / Warehouse**

Direct frontage onto Wylds Road 

Excellent car parking 

Fully refurbished 



# A Prime Trade Counter Location



March 2018



Wylds Road Trade Park is the foremost location for trade occupiers in Bridgwater and includes; **Screwfix, Plumbase, Euro Car Parts and Howdens.**

The estate is located to the north of Bridgwater with Wylds Road adjoining Bristol Road and Western Way. Both roads are key transport links in and out of Bridgwater.

Access to the M5 is via Bristol Road through either Junction 23, to the north, or Junction 24, to the south.

The well-publicised construction of Hinkley Point Nuclear Power Station can be accessed through Western Way and is approximately 20 minutes via car.



# UNIT W

The property is an **end terrace trade counter warehouse** with excellent frontage onto Wylds Road and benefitting from a new insulated roof and new rooflights.

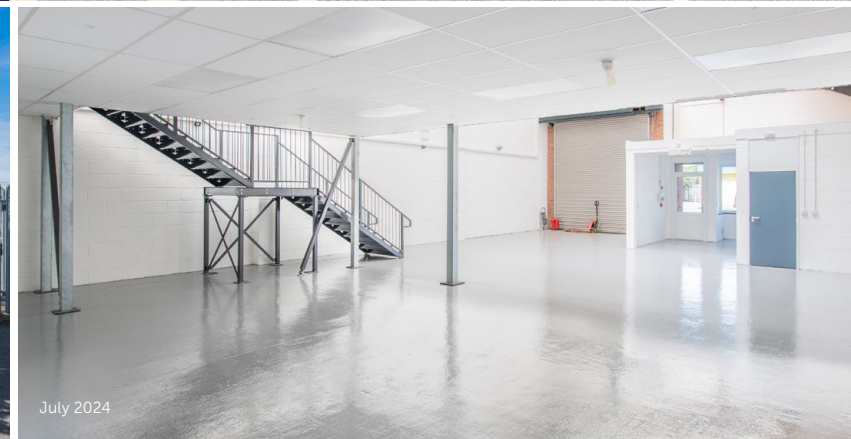
The unit has been fully refurbished and further benefits from:

- Steel frame structure
- Electric shutter door
- Trade counter / office / WCs
- Shared car parking area
- Front & rear loading doors
- Loading area and gated rear yard

## Accommodation

The premises have been measured on a Gross Internal basis using the RICS Code of Measuring Practice.

Ground Floor	2,757 sq ft	256.1 sq m
<b>Total</b>	<b>2,757 sq ft</b>	<b>256.1 sq m</b>



Excellent Frontage  
**Brand New Roof**  
End Terrace



Prominent Trade Counter Unit



Direct frontage onto the busy Wylds Road



End of terrace



Full refurbishment now complete



Excellent car parking to front



Front & rear loading doors



Gated rear yard



July 2024



July 2024

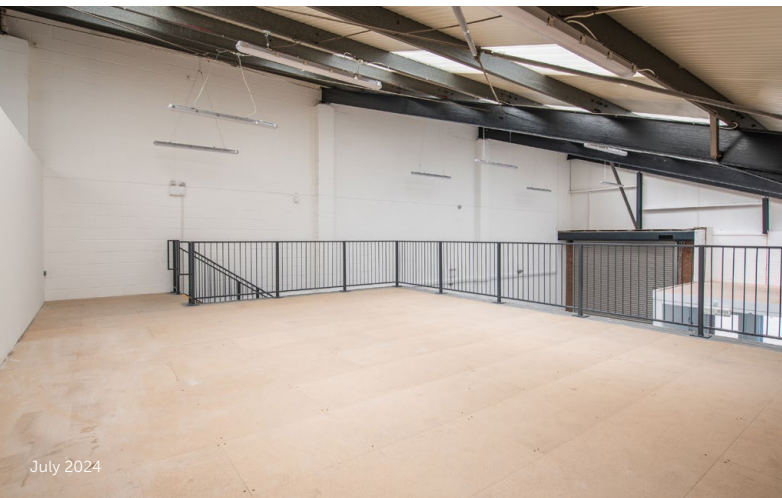
# Full Refurbishment Now Complete



July 2024



July 2024



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## Further Information

### Tenure

The property is available by way of a full repairing and insuring lease for a term to be negotiated.

### Rent

Upon application.

### Business Rates

The property is currently listed as having a rateable value of £17,000. For rates payable please contact the marketing agent.

### Services

We understand the property benefits from mains water, drainage, gas and three-phase power.

### Legal Costs

Each party is responsible for their own costs.

### EPC

The property has an EPC rating of E (113). A full EPC is available upon request.

### Money Laundering Regulations

As part of our obligations under the UK Money Laundering Regulations 2017, Knight Frank will require any tenant / purchaser to provide proof of identity along with any other required documentation to satisfy anti-money laundering regulations.



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### Viewing

Strictly by appointment with the joint agents:

 **Knight  
Frank**

**0117 945 8814**

**KnightFrank.co.uk**

### Thomas Park

Thomas.Park@knightfrank.com  
M: 07966 252 816

### Ed Rohleder

Ed.Rohleder@knightfrank.com  
M: 07775 115 969

 **McKinlays**  
COMMERCIAL

**Tel: 01823 333391**  
[www.mckinlays.co.uk](http://www.mckinlays.co.uk)

### John Capstick

commercial@mckinlays.co.uk  
M: 07703 719 697

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