

gth



Industrial Unit with Offices

To Let

**Unit 3 Polden Business Centre, Bristol Road, Bridgwater,
Somerset, TA6 4AW**

- Detached industrial unit with a minimum eaves height of 5.7m and a secure palisade fenced yard to the front.
- Suitable for various uses such as light industrial, trade counter and storage.
- Prominent location close to Junction 23 of the M5 motorway.
- Total floor area of 5,118 sq ft to include mezzanine offices.

Guide Rent £40,000 per annum

Location

The premises are located close to Junction 23 of the M5 motorway and sit in a prominent location on the A38 (Bristol Road) within the Polden Business Centre.

Communication links are excellent with Hinkley Point only 12 miles to the North West, Junction 23 of the M5 approximately 1.8 miles to the North, and Junction 24 approximately 4 miles to the South.

The county town of Taunton (16 miles south) is also strategically located within half a mile of Junction 25 of the M5 motorway, midway between Bristol and Exeter.

Description

The premises comprise of a detached industrial unit constructed of steel portal frame with blockwork cladding and facing bricks over the lower elevations and metal profiled steel cladding above. There is a secure palisade fenced yard to the front, and additional yard to the sides.

The warehouse, which is accessible either via a pedestrian door or roller shutter door, is laid out with a reception, WC block and warehousing at ground floor level with modern air conditioned offices at mezzanine level with kitchen facilities.

The units benefits from mains electric (3-phase), water and drainage.

Floor Areas

We have measured the floor areas as follows:-

Ground Floor GIA	284.08 sq m. / 3,058 sq ft.
First Floor GIA	<u>191.39 sq m. / 2,060 sq ft.</u>
Total:	475.47 sq m. / 5,118 sq ft.

Energy Performance Certificate

Unit 3 Polden Business Centre has an Asset Rating of C(61). A full copy of the EPC is available upon request.

Terms

The property is available at a guide rent of £40,000 per annum on a full repairing and insuring lease. There is currently a temporary let in place requiring three months notice.

VAT

We are advised the property is registered for VAT, therefore VAT will be payable on the rent.

Business Rates

The valuation office website shows the premises to have a current rateable value of £38,000 per annum.

References/Rental Deposits

Financial, accountancy and other references may be sought from any prospective tenants prior to agreement. Prospective tenants may be required to provide a rental deposit subject to landlord's discretion.

Viewing

Strictly by appointment with sole agents:-

Duncan Brown & Joseph Hughes

Greenslade Taylor Hunt

9 Hammet Street, Taunton, Somerset, TA1 1RZ

Email: duncan.brown@gth.net / joseph.hughes@gth.net

Telephone: 01823 334455



Important Notice

These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.