

The logo for 'gth' is displayed in white lowercase letters on a red rectangular background in the top left corner of the image.

Industrial Unit

TO LET

**Unit 1G, Crypton Technology Business Park
Bristol Road, Bridgwater, Somerset, TA6 4SY**

- An industrial unit providing industrial, office and store accommodation.
- A new lease for a term by arrangement.
- Gross internal area 8,349 sq ft.
- Prominent location close to Junction 23 of the M5 motorway.

Guide price: £36,000 per annum

Location

Crypton Technology Business Park is located on Bristol Road, approximately 1 mile north of the Bridgwater's town centre and two miles south of J23 of the M5.

Bridgwater, with a population of 41,000, is a market town located 9 miles north east of Taunton and 40 miles south of Bristol. The town benefits from access to both Junctions 23 and 24 of the M5 motorway and has attracted substantial residential and commercial development in recent years, with Hinkley Point C creating further opportunities in both sectors.

Description

Crypton Technology Business Park is an established business park offering industrial and office accommodation.

Unit 1G, which is accessible either via three pedestrian doors or a roller shutter door, has been partitioned to provide an open plan warehouse with ancillary office and store accommodation and with kitchen and WC facilities.

Floor Areas

Unit 1G	<u>775.61 sq m</u>	<u>8,349 sq ft</u>
Total	775.61 sq m	8,349 sq ft

Business Rates

We are advised by the Valuation Office that the premises current rateable value is £32,000 pa.

Tenure

The unit is available to let by way of internally repairing and insuring lease for a term by arrangement.

VAT

We have been advised the premises is currently registered for VAT and therefore VAT will be payable on the rent and service charge.

Service Charge

A service charge is levied for the maintenance and repair of the communal areas of the business park. Water charges are included in the service charge.

Services

Three phase electricity, water and drainage.

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.

Energy Performance Certificate

The property has a energy performance rating of C64. A full copy of the EPC is available upon request.

Viewing

Strictly by appointment with joint agents:-

Zack Dennington

Greenslade Taylor Hunt

9 Hammet Street, Taunton, Somerset, TA1 1RZ

Telephone: 01823 334455

Email: Zack.dennington@gth.net

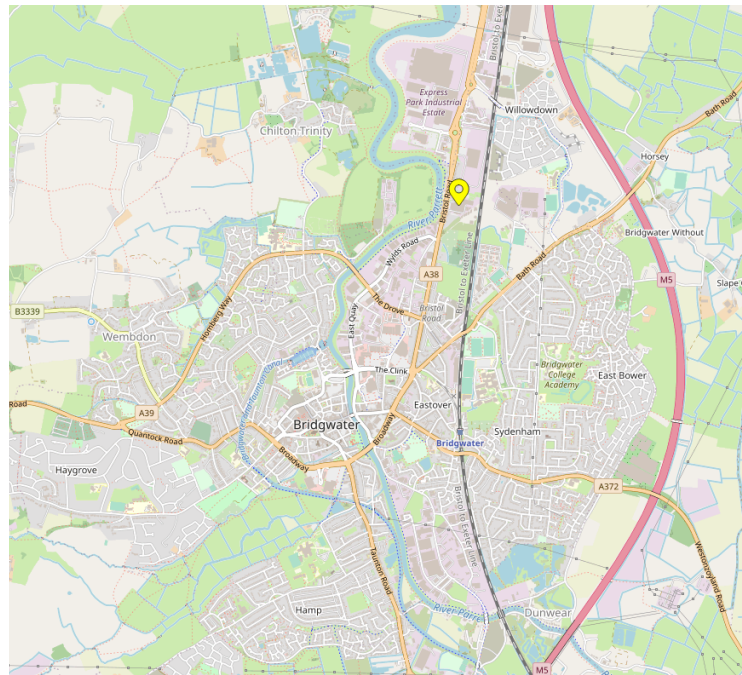
Emma Moffatt

Lyndon Brett Partnership

County Court Chambers, Queen Street, Bridgwater, Somerset, TA6 3DA

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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.