

The logo for 'gth' is displayed in white lowercase letters on a red rectangular background. The background of the entire top half of the page is a photograph of a large, single-story industrial building with a red brick facade. The building features several white-framed windows and two large white garage doors. The sky is blue with some light clouds. In the foreground, there is a gravel parking area and a dark asphalt road.

Industrial Premises

TO LET

**Unit 3, Broadgauge Business Park
Bishops Lydeard, Somerset, TA4 3RU**

- A modern, detached industrial unit in a popular business park.
- Available by way of assignment of the existing lease.
- Gross internal area 4,936 sq ft including 604 sq ft mezzanine.
- Well located in Bishops Lydeard, 5 miles north-west of Taunton.

£32,220 Per annum

Location

Broadgauge Business Park is a popular business park situated off of Station Road, in the village of Bishops Lydeard. Bishops Lydeard, which is at the foothills of the Quantocks, has a growing population currently standing at approximately 3,000. The village has a variety of shops, two public houses, veterinary and doctors surgeries, a secondary school and other facilities including being close to the West Somerset Railway, a major tourist attraction. Nearby Taunton has a population of approximately 65,000 persons.

Description

A modern, detached industrial unit built with steel portal frame, a mix of brick and sheet metal cladding with a sheet metal roof. Internally the unit comprises warehousing, a mezzanine level, three partitioned offices, a reception and WC facilities. The premises features 4.63 metre minimum internal eaves height, two vehicular access roller shutters and a front yard with ample parking and loading space.

Floor Areas

Warehouse	4,332 sq ft	402.40 sq m
Mezzanine	604 sq ft	56.03 sq m
Total	4,936 sq ft	458.43 sq m

Business Rates

We are advised by the Valuation Office that the premises' current rateable value is £25,500 pa.

Tenure

The unit available to let by way of assignment of the existing full repairing and insuring lease expiring 1st December 2037. The lease provides for tenant only break clauses on 2nd December 2027 and 2032, there are also rent reviews on these dates. Our client may consider a sub 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.

Services

Three phase electricity, mains gas, 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.

Legal Costs

Each party is to bear their own legal and professional costs.

Energy Performance Certificate

The property has a energy performance rating of B50. A full copy of the EPC is available upon request.

Viewing

Strictly by appointment with sole agents:-

Zack Dennington / Joseph Hughes

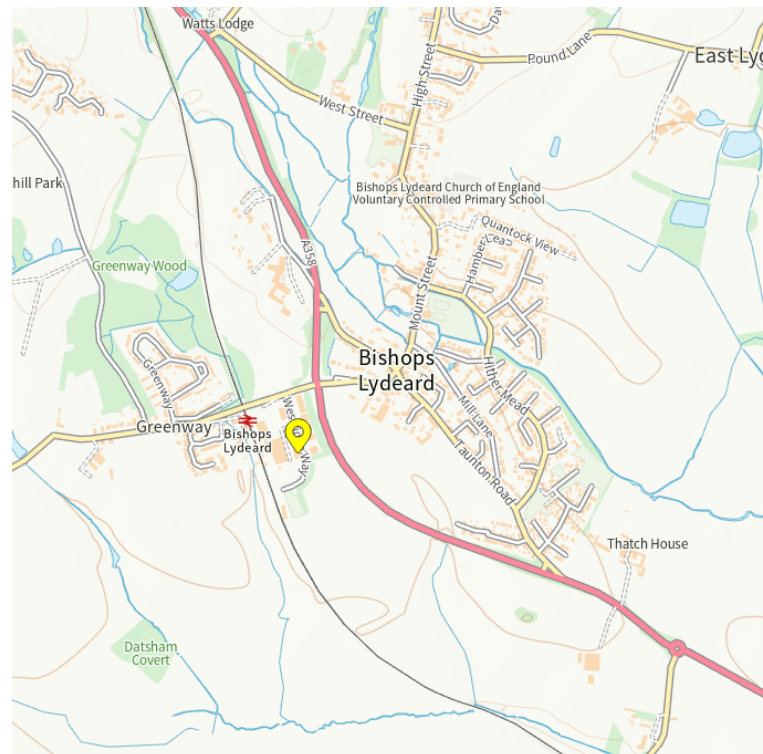
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Important Notice

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.