



Unit 26 Carvers Mill Business Park, Wylds Road, Bridgwater TA6 4BH

TO LET

Prominent Industrial Unit

**4,709 Sq Ft
(437 Sq M)**

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DESCRIPTION

The property comprises a detached light industrial/warehouse building (with trade counter to the front) of a steel portal frame construction with associated yard space. The unit benefits from a single roller shutter door opening onto a forecourt and a separate parking area to the front.

- ✔ Steel portal frame
- ✔ Trade counter / office / WCs
- ✔ Kitchen point
- ✔ Secure fenced yard
- ✔ Single roller shutter door
- ✔ Separate car parking



LOCATION

The property is located on the highly prominent Wylds Road to the north of Bridgwater Town with excellent access to the M5. The units location benefits from frontage to the main arterial road though the estate making it suitable for a variety of uses.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Total	4,709	437

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

Available by way of a sublease until June 2026.



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VIEWING & FURTHER INFORMATION

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