



AVAILABLE TO LET

## Dunball Industrial Estate | Unit 11

Unit 11, Bridgwater, UK, Somerset TA6 4TP



Industrial for rent, 12,108 sq ft, £87,750 per annum

To request a viewing call us on 0800 122 3330

For more information visit <https://www.realla.co.uk/m/37597-dunball-industrial-estate-unit-11-unit-11>

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## Modern industrial unit in a desirable location

The unit provides modern, quality warehouse space with a generous modular office fit out. The internal fit which includes a reception area, 2 WC's, a kitchen and storage area makes it suitable for a range of uses. The warehouse has a concrete floor and benefits from LED lights and electrical sockets around the perimeter.

There is a high quality, extensive ground and mezzanine modular office fit out, including a server room, offices, WC's and shower room. The offices benefit from carpeted floor, sound proof walls, perimeter trucking, strip lighting on a motion sensor and air conditioning. The office fit-out can be removed if requested.

Externally the unit benefits from 10 parking spaces, loading area and is accessed via a yard shared.

### Highlights

- Common Yard Area
- Premier Industrial Location
- Steel Portal Frame
- Dedicated Car Parking
- Office Accommodation
- Shower Facilities

### Property details

|                    |   |
|--------------------|---|
| Rent               | £87,750 per annum   |
| Est. S/C           | £1,921 per annum  |
| Est. rates payable | £28,478 per annum   |
| Building type      | Industrial  |
| Planning class     | B8  |
| Secondary classes  | B2  |
| Size               | 12,108 Sq ft  |
| Insurance          | £1,107.00   |
| Lease details      | The unit is available on a new Internal Repairing and Insuring lease for a period to be agreed. |
| EPC category       | D   |

### More information

[Visit microsite](#)

<https://www.realla.co.uk/m/37597-dunball-industrial-estate-unit-11-unit-11>

### Contact us

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Quote reference: RENT-37597  
Strictly by prior appointment with the agents.

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| Unit    | Size sq ft | Rent psf | Service charge psf | Rates psf | Total pa    | Status    |
|---------|------------|----------|--------------------|-----------|-------------|-----------|
| Unit 11 | 12,108 GIA | £7.25    | £0.16              | £2.35     | £118,149.00 | Available |