

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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Dunball Industrial Estate | Unit 11

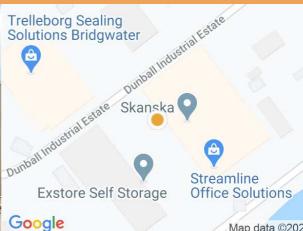
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Map data ©2020





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			

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

More information

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

Contact us

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Quote reference: RENT-37597

Strictly by prior appointment with the agents.

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