AVAILABLE TO LET

Dunball Trading Estate | Unit 14

Unit 14, Bridgwater, UK, Somerset TA6 4TP

Industrial for rent, 12,108 sq ft, £115,000 per annum

To request a viewing call us on 0800 122 3330

For more information visit https://www.realla.co.uk/m/45483-dunball-trading-estate-unit-14-unit-14

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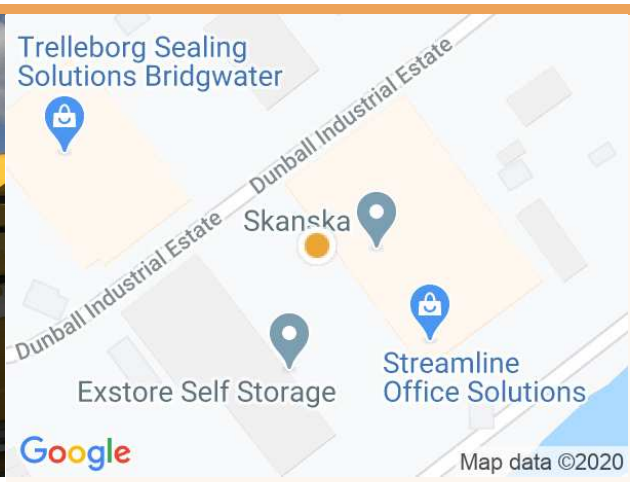

Modern industrial unit with a sizeable, secure yard

Unit 14 is an end of terrace industrial/warehouse unit which is currently undergoing a full refurbishment. The unit will be available for occupation by September/October 2020. The unit will be presented to a high standard and will be made suitable for a range of uses including trade counter, storage and light industrial.

Externally the property has parking area has space for 15 vehicles and 3 HGV (tractor units) and a secure yard to the side. The loading bays pictured in the side of the unit will be filled in and it will become a solid wall with access via roller shutter to the front of the unit.

Internally, the property includes ground and first floor offices, kitchen and WC accommodation, with further mezzanine storage.

Highlights

- 3 phase power
- Premier Industrial Location
- Dedicated Car Parking
- Private Yard
- Refurbished Units
- Office Accommodation

Property details

Rent	£115,000 per annum
Est. S/C	£6,054 per annum
Est. rates payable	£25,074 per annum
Building type	Industrial
Planning class	B8
Secondary classes	B2
Size	12,108 Sq ft
Insurance	£1,107.45
Lease details	The unit is available on a new lease for a period to be agreed.
EPC category	E

Unit	Floor	Size sq ft	Rent psf	Service charge psf	Rates psf	Total pa	Status
Unit 14		12,108 GIA	£9.50	£0.50	£2.07	£146,128.00	Available
Total		12,108				£239,512.00	

More information

Visit microsite

https://www.realla.co.uk/m/45483-dunball-trading-estate-unit-14-unit-14

Contact us

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

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