

# UNIT P

Wylds Road Industrial Estate  
Bridgwater | TA6 4BH

**TO BE REFURBISHED**  
**TO LET 10,020 - 27,812 SQ FT**  
**(930.9 - 2,583.8 SQ M)**



Range of  
Size Options  
Available



Rare  
Opportunity  
in Prominent  
Location



Prime Trade  
Counter  
Destination



Excellent Road  
Access to J23  
and J24 M5





## Wylds Road Industrial Estate

# PRIME TRADE COUNTER / INDUSTRIAL DESTINATION

Wylds Road Industrial Estate is the principal industrial and trade location in Bridgwater.

The estate is located to the north of Bridgwater Town Centre with the busy Wylds Road adjoining Bristol Road (A38) and Western Way (A39). Both roads are key transport links in and out of Bridgwater.

Estate occupiers include Screwfix, Howdens, Topps Tiles, Magnet, Travis Perkins, Kellaway and CRS.



←  
J23 M5

→  
J24 M5

←  
Hinkley Point

↓  
Bridgwater  
Town Centre





Excellent prominence



To be refurbished



5.9m eaves height rising to 8.4 at apex



One ground level loading door per bay



Dedicated yard area



Generous parking provision





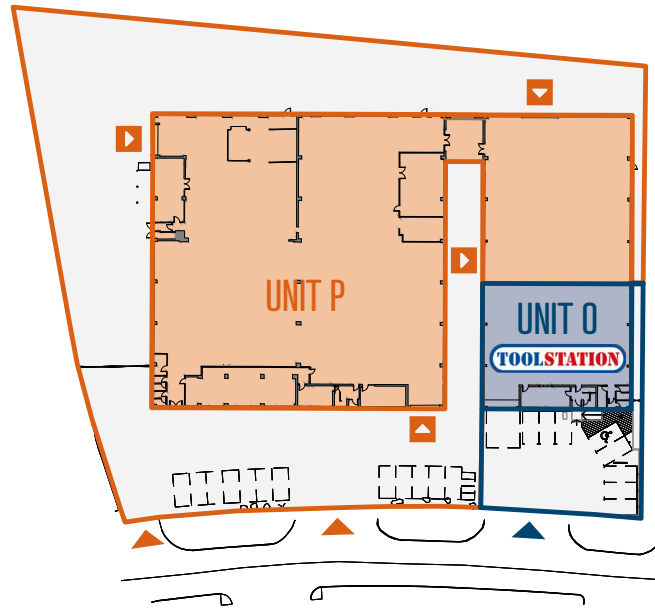
Accommodation

# CHOOSE THE SPACE YOU NEED

The property benefits from excellent frontage onto Wylds Road and provides the following split occupation options:



## Option A



### Unit P

Ground	25,520 sq ft	2,370.9 sq m
First	2,292 sq ft	212.9 sq m
<b>Total GIA</b>	<b>27,812 sq ft</b>	<b>2,583.8 sq m</b>

### Unit O

PRE-LET TO TOOLSTATION

## Option B



### Unit P1

Ground	8,266 sq ft	767.9 sq m
First	1,754 sq ft	163.0 sq m
<b>Total GIA</b>	<b>10,020 sq ft</b>	<b>930.9 sq m</b>

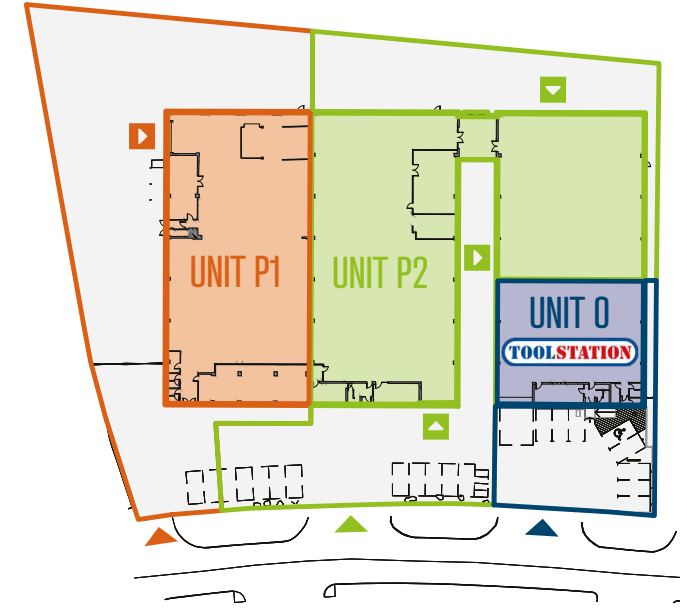
### Unit P2

Ground	17,058 sq ft	1,584.7 sq m
First	538 sq ft	50.0 sq m
<b>Total GIA</b>	<b>17,596 sq ft</b>	<b>1,634.7 sq m</b>

### Unit O

PRE-LET TO TOOLSTATION

## Option C



### Unit P1

Ground	9,622 sq ft	893.9 sq m
First	1,700 sq ft	157.9 sq m
<b>Total GIA</b>	<b>11,322 sq ft</b>	<b>1,051.8 sq m</b>

### Unit P2

Ground	15,790 sq ft	1,466.9 sq m
First	570 sq ft	53.0 sq m
<b>Total GIA</b>	<b>16,360 sq ft</b>	<b>1,519.9 sq m</b>

### Unit O

PRE-LET TO TOOLSTATION

Location

# WELL CONNECTED

Excellent location, strategically situated between J23 and J24 of the M5 Motorway.

Access to the M5 is via Bristol Road (A38) via either Junction 23, to the north, or Junction 24, to the south.

The well-publicised construction of Hinkley Point C is accessed via Western Way (A39) in approximately 20 minutes via car.

Gravity Smart Campus, the reported new home of the Jaguar Land Rover Giga-Factory, is within a 10 minute drive, accessed via the Bristol Road (A38).



# FURTHER INFORMATION

## UNIT P

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### Tenure

The property is available by way of a full repairing and insuring lease for a term to be agreed, subject to status.

### Rent

Upon application.

### Business Rates

The property has not yet been separately assessed within the Valuation List 2023. It has a combined listing with Unit PP as Factory and Premises, with a combined Rateable Value of £175,000.

### Services

We understand the property benefits from mains water, drainage, gas and three-phase power.

### Legal Costs

Each party is responsible for their own costs.

### EPC

An EPC has been commissioned and will be available for inspection.

### Money Laundering Regulations

As part of our obligations under the UK Money Laundering Regulations 2017, CBRE / HTC will require any tenant / purchaser to provide proof of identity along with any other required documentation to satisfy anti-money laundering regulations.

### Viewing

Strictly by appointment only with the joint agents.

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