



HUNTWORTH BUSINESS PARK **UNITS 1 & 2**

Bridgwater, TA6 6PS



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112,558 Sq Ft
10,456.98 Sq M

**FULLY REFURBISHED WAREHOUSE /
INDUSTRIAL UNIT WITH SECURE YARD** **TO LET**

CGI image



DESCRIPTION

The premises comprise of an extensively refurbished warehouse/industrial unit incorporating two storey office accommodation on a self contained site.

WAREHOUSE SPECIFICATIONS



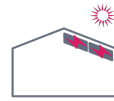
Self contained
secure site



14 herringbone
dock level doors



2 storey office
elevation



Extensive PV
installed



6.3m eaves
height



24/7 use



CCTV



10 ground
level doors



Access control



360kVa with
ability to increase

112,558 Sq ft Warehouse with Secure Yard
Located Off J.24 of M5

HUNTWORTH BUSINESS PARK UNITS 1 & 2



Image taken prior to refurbishment, April 2024

LOCAL & NATIONAL DISTRIBUTION

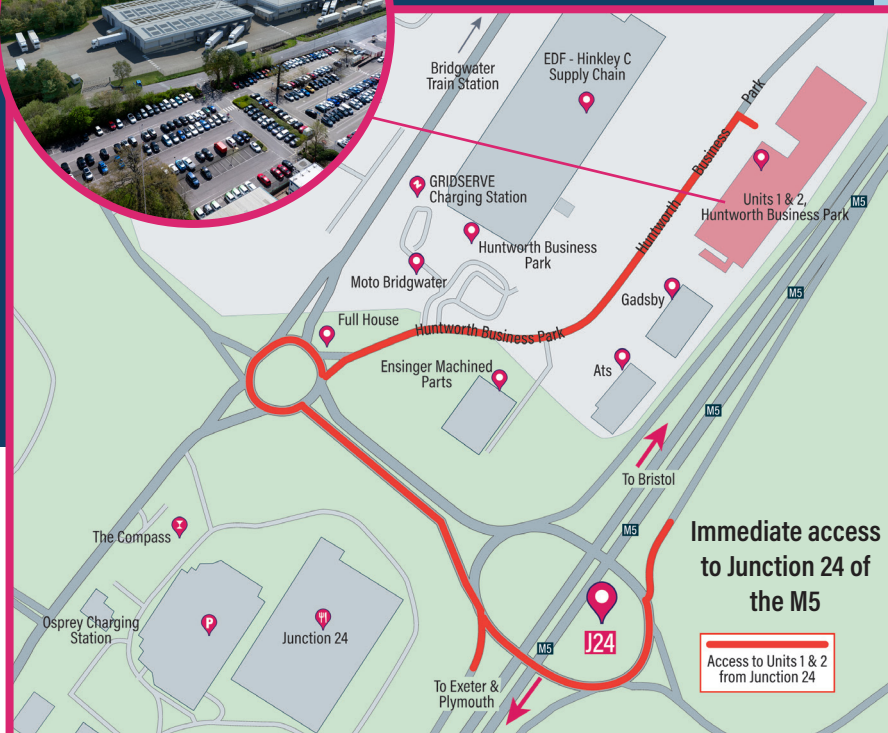
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The site is situated off junction 24 of the M5, with main access via Huntworth Business Park road.

The area is well served by the arterial road network, including the M5 motorway and A38 Taunton Rd which serves the centre of Bridgwater. The area also benefits from good public transport links, with Bridgwater train station 2.6 miles north of the site.

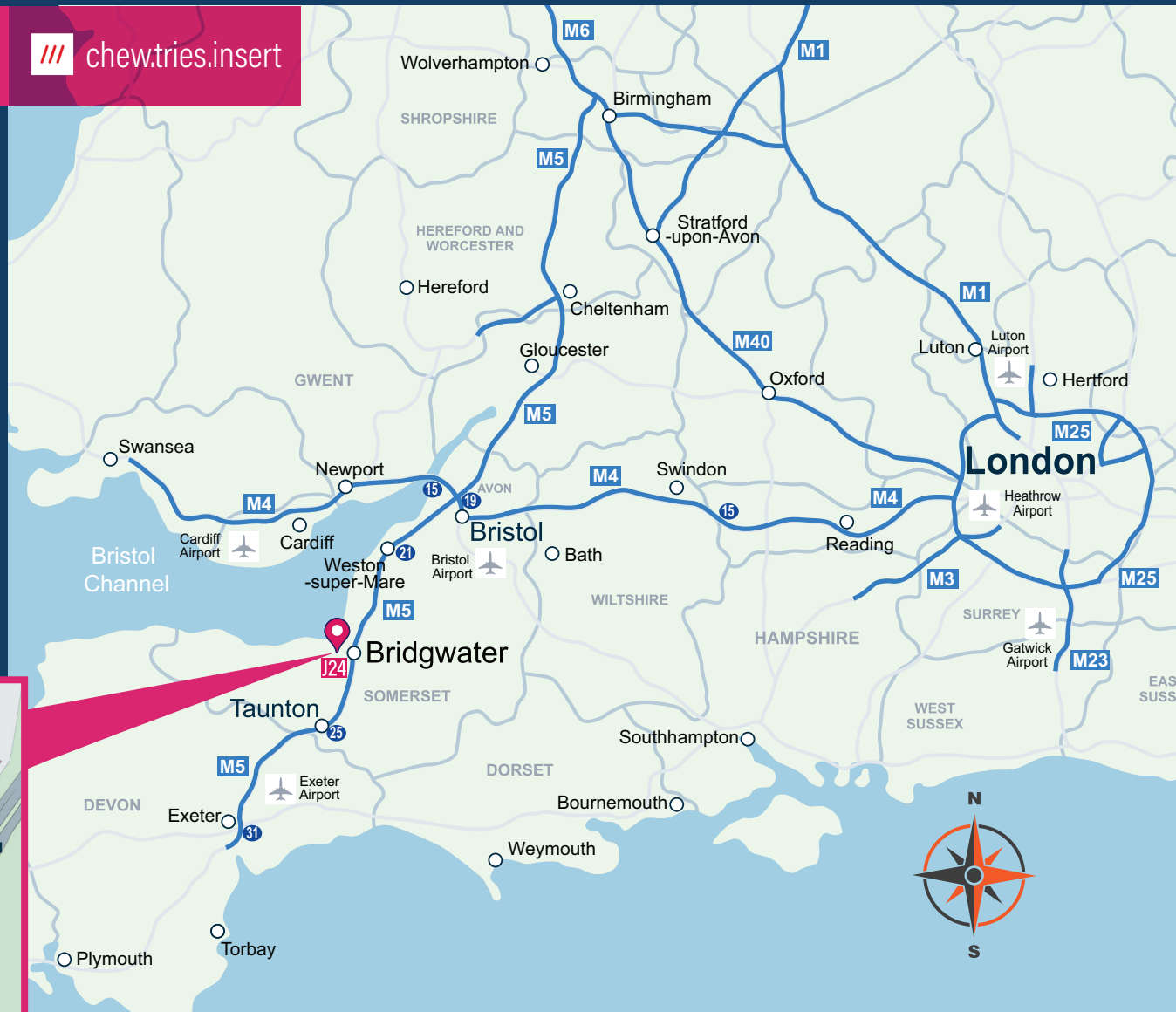


CGI image



Immediate access to Junction 24 of the M5

Access to Units 1 & 2 from Junction 24



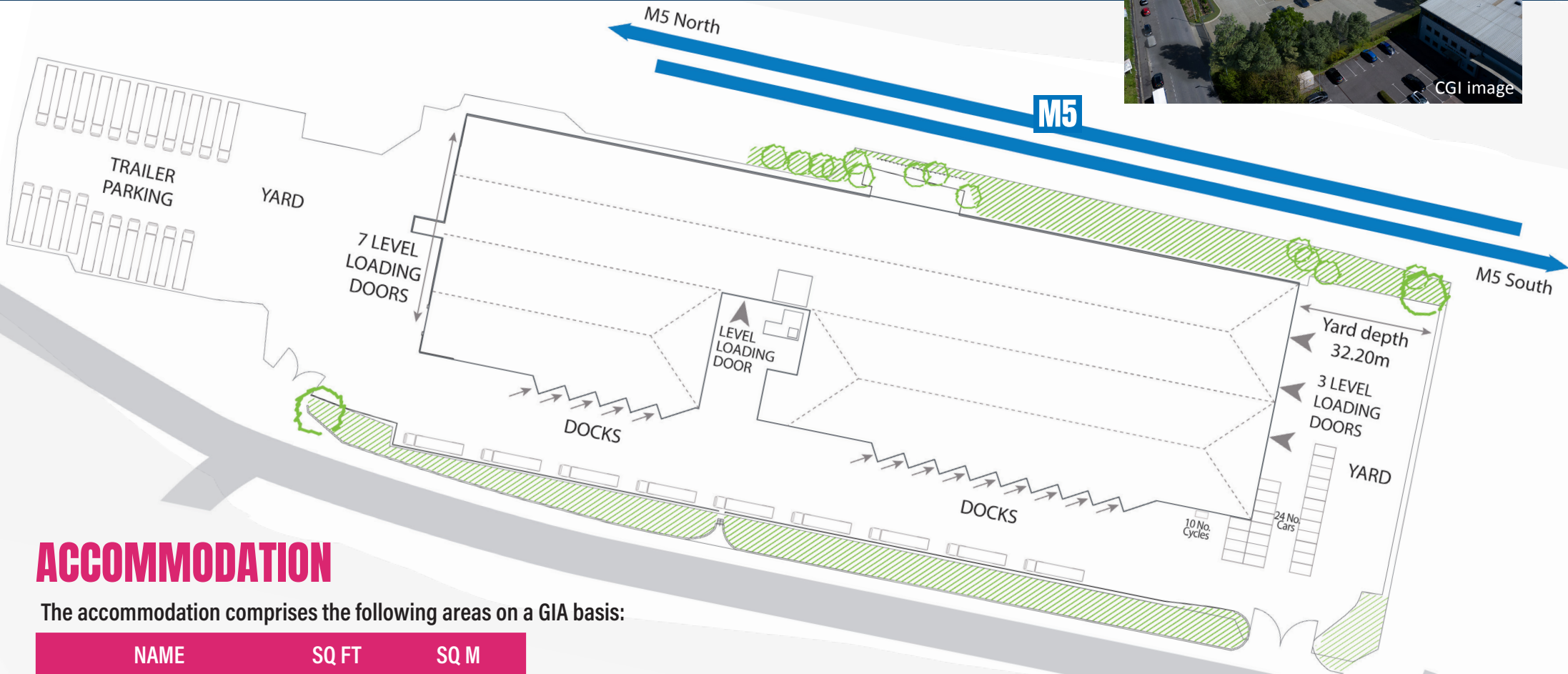
DRIVING DISTANCE FROM TA6 6PS

Avonmouth	35 miles
Bristol (M32/J3)	47 miles
Exeter	42 miles
M4/M5	40 miles
Cardiff	68 miles
Birmingham	130 miles



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ACCOMMODATION

The accommodation comprises the following areas on a GIA basis:

NAME	SQ FT	SQ M
Warehouse	104,677	9,724.86
Offices - GF	4,224	392.39
Offices - FF	3,657	339.73
Total	112,558	10,456.98

TO LET FULLY REFURBISHED WAREHOUSE / INDUSTRIAL UNIT WITH SECURE YARD



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FURTHER INFORMATION

TERMS

The property is available by way of a new full repairing and insuring lease on term of years to be agreed.

RENTAL

Upon Application.

PLANNING

The property has B8/E planning consent.

EPC

An EPC is available upon request.

RATEABLE VALUE

The property is currently being re assessed following the refurbishment for business rates purposes.

VAT

The property is elected for VAT and therefore VAT is payable on the rental.

AML

An acquiring party will be required to provide relevant information to satisfy the AML requirements.

FOR FURTHER INFORMATION OR TO ARRANGE AN INSPECTION,
PLEASE CONTACT THE JOINT AGENTS.



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