



BRISTOL ROAD, BRIDGWATER

Bridgwater, TA6 4RN

£57,030 Per Annum

Tamlyns

PROPERTY DESCRIPTION

Mallard Court is a 53,000 sq.ft grade A office building located on Express Park, which is a privately managed business park close to Bridgwater Town centre and within easy reach of the M5 Motorway. The building benefits from 24 hour on site security, a gatehouse and CCTV.

Nearby occupiers include Morrisons, Monmouth Scientific, St John Ambulance, Somerset Willow, Plexus law, Skanska, Harris & Harris, Pardoe's, Ash Clifford, Mueller, Alletsons Solicitors, Maxwells Accountants, The Range, Matalan ,the NHS, Toolstation, Refresco and Avon & Somerset Police as well as 26 first class Retailers on Bridgwater Retail Park (M&S, McDonalds, Next, Lidl, Iceland, Currys and Sainsbury's)

Situation

Local Authority

Council Tax Band:

Tenure:

EPC Rating:

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON
THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01278 458241

properties@tamlyns.co.uk



PROPERTY DESCRIPTION

Availability

Part 2nd Floor

3,802 sq ft / 353 sqm Net Internal Area (NIA)

The available accommodation comprises a rectangular suite located on the 2nd floor with fantastic river views. Benefitting from full refurbishment including new carpeting, fast fibre-optic broadband, LED lighting, full redecoration, fitted kitchen and a shower on each floor.

Specification

- + Suspended Metal Ceilings
- + Raised Flooring with Floor Box Power Supply
- + LED Lighting
- + Double Glazed Windows Throughout
- + 8 Person Lift with Full Disabled Access
- + Excellent Parking Ratio of 1:194 (274 spaces)
- + VRV Cooling and Heat Pump System Throughout
- + 2.7m Floor to Ceiling Height

Initiatives of Note

THE CELEBRATION MILE INITIATIVE

The Council have been awarded £23.5M to rejuvenate the route from the town centre to the Bridgwater railway station. This is in addition to the £xm allocated for the refurbishment and upgrade of the Bridgwater to Bristol line due for 2024.

BRIDGWATER TIDAL BARRIER

Permission has been granted for construction of the £100m Bridgwater tidal barrier to protect 11,300 homes and 1,500 businesses in the town and surrounding areas. Construction is due to commence in 2023.

NORTHGATE YARD

Northgate Yard is the culmination of many years of planning for a central entertainment and dining hub for Bridgwater. Led and funded by Sedgemoor District Council, Northgate Yard has been conceived with the local community and local economy at its heart. The Council have worked closely with the community to create and deliver a vision

reflecting what the people of Bridgwater want to see. Widespread public support means the much-anticipated development will become a hub for the community and visitors.

With a 7-screen cinema, 8-lane bowling alley, sports bar and four restaurants, Northgate Yard will deliver a first-class entertainment and dining hub for the town and wider area.

The project is due to be completed in October 2022.

Location

Mallard Court is perfectly located for easy access from J23 of the M5 and strategically positioned for travel to and from Hinkley Point:

- + Dedicated Hinkley bus service every 35 minutes
- + Dedicated Hinkley bus service located 0.4 kilometres from Mallard Court
- + Hinkley Point Park and Ride is 2.2 kilometres from Mallard Court

Mallard Court is located on the Southwest corner of Express Park, approximately a 10-minute drive from the large historic market town of Bridgwater.

Mallard Court is approximately 4 minutes' drive 3.5 km (2.2 miles) from junction 23 of the M5. Taunton is a 30-minute 57.9 km (36 mile) drive, Bristol a 50-minute 57.9 km (36 mile) drive and Exeter a 60-minute 82 km (51 mile) drive.

Bridgwater is an emerging town (50,000 people) situated in the heart of the borough of Sedgemoor and within 11 miles of Taunton and 38 miles of Bristol. The town which is famed for its annual carnival is a thriving place with many new jobs being created in recent years. A number of these are at Hinkley Point C Power Station which is approximately 11 miles West of Bridgwater.

Rent

On application to the joint agents

Service Charge

There is a service charge in place at the property for the upkeep an

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maintenance of the fabric of the building and common areas. Further information can be provided on application to the agents.

Insurance

The Landlord will insure the premises the premiums to be recovered from the tenant.

Business Rates

Parties are invited to make their own enquires of Sedgemoor District Council on the rates payable on the suite.

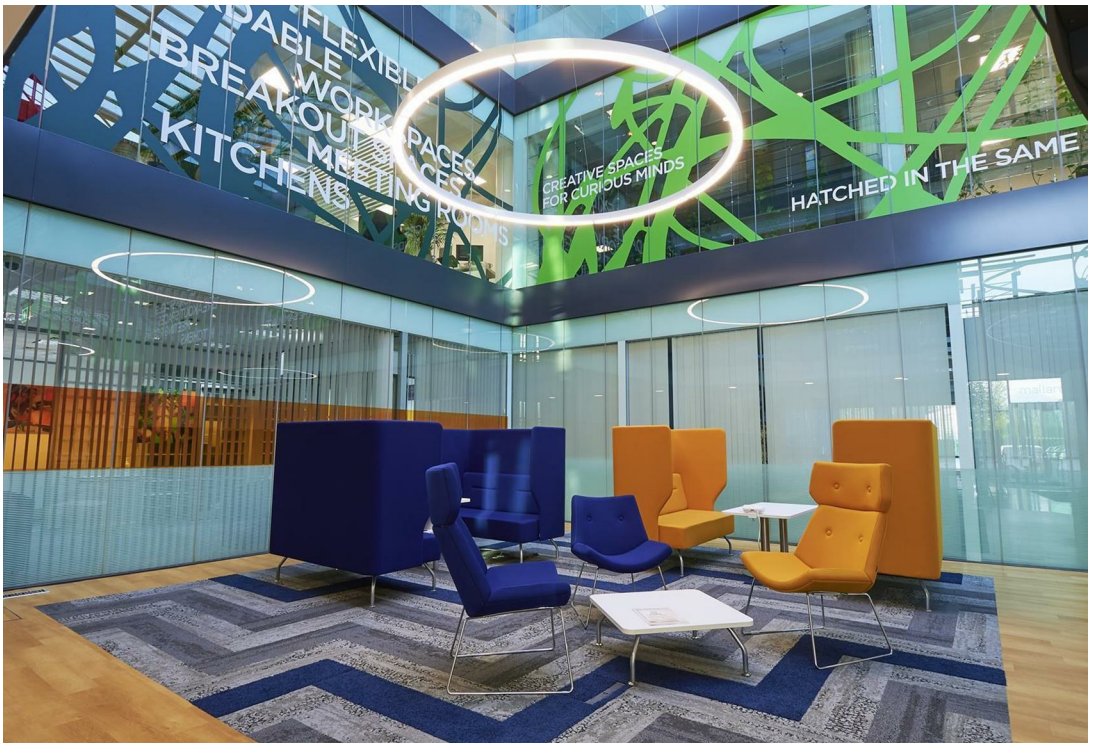
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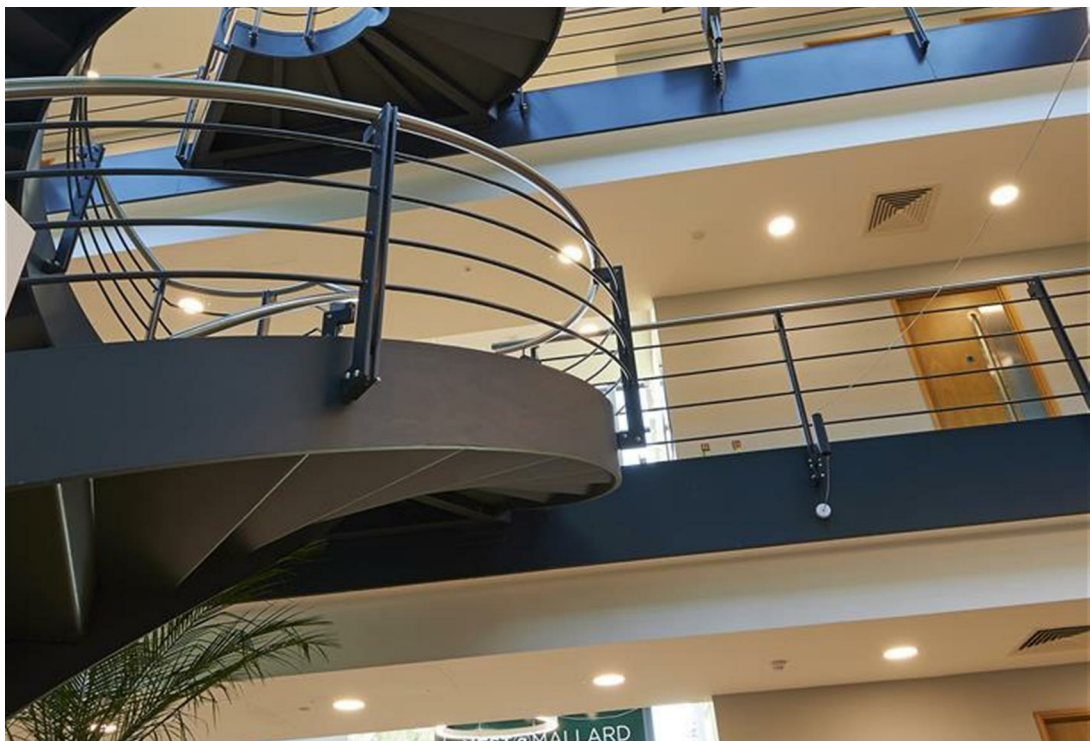
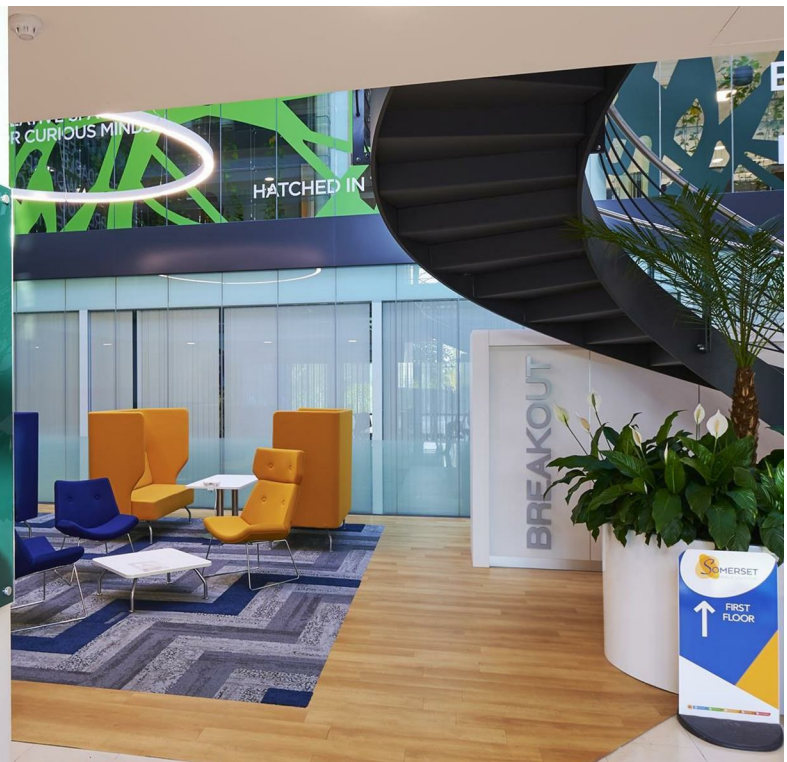
The property has a rating of C (58).
Further information on request.

VAT

The property is elected for VAT and therefore VAT will be payable on rent rates and service charge.







PLAN



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
43-54	E		
31-42	F		
1-30	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey – A detailed survey has not been carried out, nor the services applicated and fittings tested.
2. Plans – All measurements wall, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.

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