

TO LET

Industrial Unit



Sanderson
Weatherall



Unit 1, Condor Quay
East Quay
Bridgwater
TA6 4DB



Key Points

- Established industrial location.
- Total Area: 2,267 sq. ft.
- Subject to Contract

Accommodation

Description	Sq. M	Sq. Ft.
Warehouse	210.64	2,267
Total	210.64	2,267

Location

Condor Quay is situated on East Quay, a continuation of Wylds Road, which is the primary road through Castlefield Industrial Estate in Bridgwater. Bridgwater is a town in Somerset with a resident population of circa 41,000. The economy is centred around industrial and logistics and the Hinkley Point power station development.

The town is situated approximately 12 miles north of Taunton, 40 miles southwest of Bristol and 40 miles northeast of Exeter. It benefits from good road links to the M5 motorway, with Junction 23 and 24 being situated just east of the town.

The subject property is situated approximately ½ mile north of Bridgwater town centre, and on the south side of Castlefield Industrial Estate. The property benefits from direct access to the M5 motorway at Junction 23 via the A39, 2½ miles north of Condor Quay.

Surrounding occupiers include Jewson, Crown Decorating Centre, Wickes, Halfords and UK Storage. Bridgwater retail park is also within proximity.

Description

The property comprises an industrial warehouse with ancillary accommodation. The unit is of steel portal frame construction with rolled profile metal and rendered elevations beneath a shallow pitched asbestos roof incorporating translucent roof panels. There is fluorescent strip lighting to the warehouse accommodation.

Internal eaves height is 4.6M with access to the warehouse via a roller shutter door measuring 2.97m (h) and 3.69m (w).

Vehicular access is off the public highway, East Quay, via a gated shared entrance, servicing a concrete yard with provisions for 5 car parking spaces.

Asking Rent

Price on application.



Lease Terms

The premises are available to let by way of a new Full Repairing and Insuring lease for a term of years to be agreed, subject to contract.

Energy Performance Certificate

The property benefits from an Energy Performance Asset Rating of Band C (67). A full copy of the EPC is available upon request.

Business Rates

With effect from 1 April 2023, we understand the property is assessed for rating purposes as follows:

Rateable Value: £21,750

Interested parties should verify the accuracy of this information and rates payable with the Local Rating Authority (Sedgemoor District Council).

Services

We understand that the property has all mains services connected to the premises. Interested parties should carry out their own investigations.

VAT

All prices are deemed exclusive of VAT

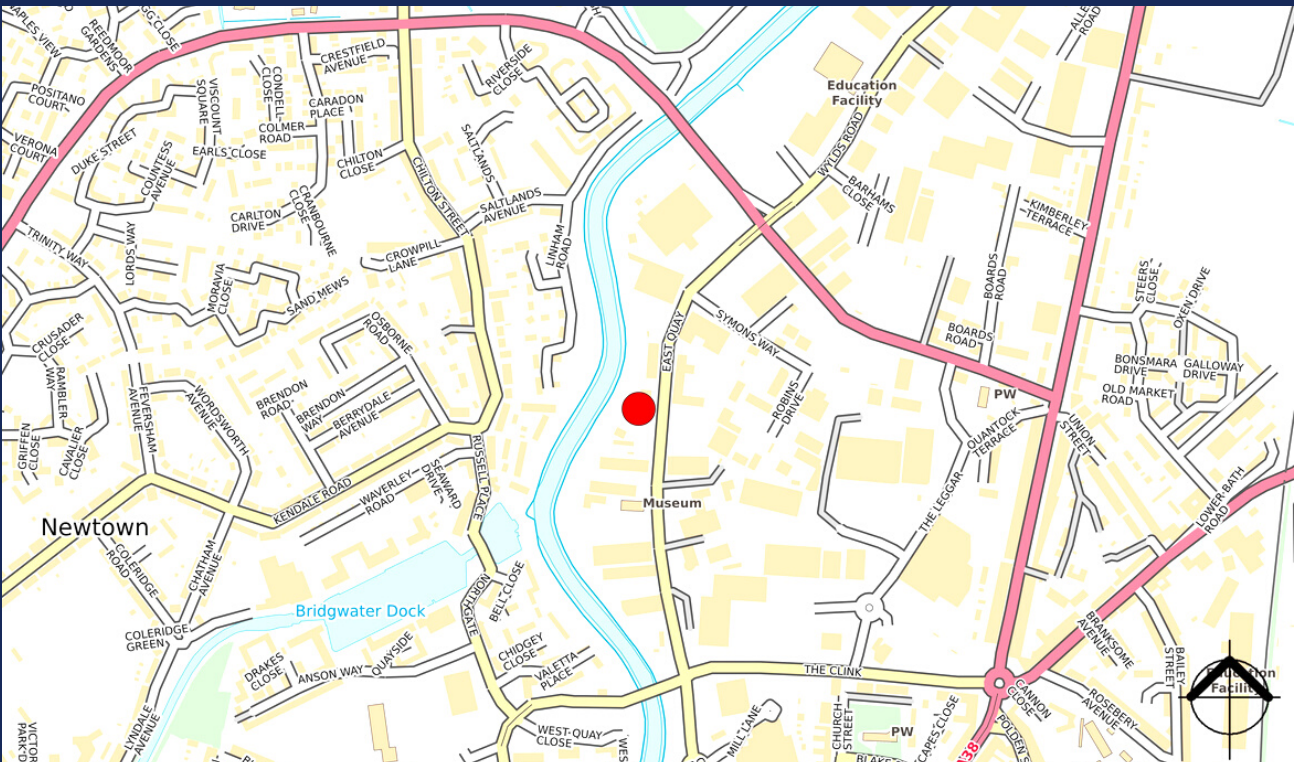
Anti Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser

Legal Costs

Each party to bear their own legal costs incurred in relation to the transaction of the property with any VAT thereon.





Viewings

Strictly by prior appointment with the agents:

Charlotte Robinson
 07720 160 068
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