



## **THE** EXCHANGE

THE EXCHANGE, EXPRESS PARK  
BRIDGWATER TA6 4RR

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**HIGH QUALITY**  
MODERN OFFICES TO LET

FIND OUT MORE 





## THE EXCHANGE

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The Exchange is located in Bridgwater, a market town occupying a strategic location on the M5 motorway midway between Bristol and Exeter, and around 10 miles north of Taunton.

The town is served by junctions 23 and 24 of the M5, giving immediate access to the motorway network, and has a mainline rail station with a fastest journey time to London Paddington of just under 3 hours. It is the main access point and service centre for the Hinkley C nuclear power plant development, one of the largest construction projects in Europe.



HIGH QUALITY WELL CONNECTED OFFICE SPACE TO LET.

- Fronting the main A38 approximately 1 mile from J23 of the M5**
- Bookable meeting rooms and informal breakout areas**
- Range of individual offices and suites available**
- On site building manager**
- Flexible leases or inclusive serviced terms available**
- DDA compliant building**
- Facilities include on-site gym, café & day nursery**
- Ample free parking**
- 1Gb fibre connection available**



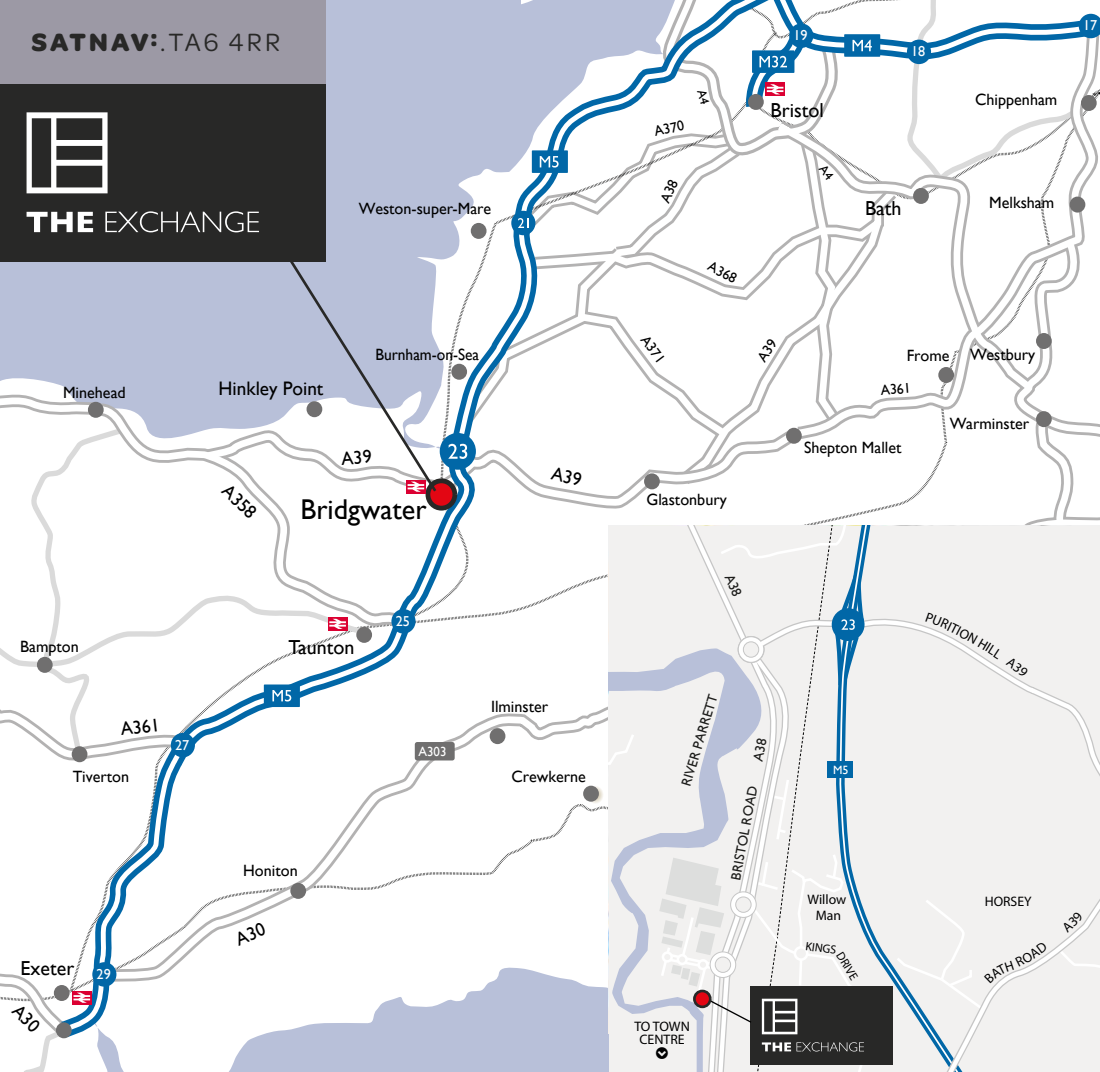
**THE** EXCHANGE

Typical Floorplate





THE EXCHANGE



The Exchange is prominently located on Express Park fronting the main A38 less than a mile from junction 23 of the M5, and within easy reach of Bridgwater town centre, with excellent access to both the town centre and the motorway network. The building is immediately adjacent to Premier Inn Bridgwater and the King Sedgemoor Inn Brewers Fayre pub/restaurant.

#### Fibre Optic Connectivity:

A 1Gb (1,000Mb) fibre optic internet bearer enables occupiers to instantly access high speed shared or dedicated bandwidth services and if you need telephony, a number range, extensions, voice mail, and digital handsets are usually ready to go within 24-hours notice. Available by separate agreement.

#### Availability

Please enquire of current and forthcoming availability.

#### Terms

The offices are available on the basis of new flexible lease or fully inclusive licence agreements for a period to be agreed.

#### Rental

Full details available on application.

#### Business Rates

Further details available on request.

#### Service Charge

A service charge will be levied to cover common costs and services.

#### EPC

Rating 56 - Band C.

#### VAT

All figures quoted are exclusive of VAT.

#### Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

#### Viewing

For further information please contact the agents:

Emma@lbp-rics.co.uk  
Lyndon@lbp-rics.co.uk

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BRIDGWATER**EXCHANGE**.CO.UK

