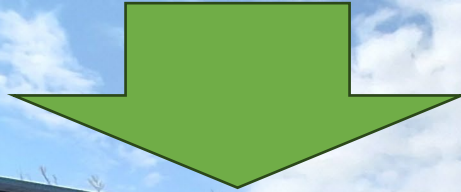


alder king

PROPERTY CONSULTANTS



ARC
Document Solutions

Capitol

TO LET

Unit G6

Woodlands Business Park, Bristol Road, Bridgwater, TA6 4FJ

Warehouse / production unit and offices

Location

The unit is situated on Woodlands Business Park, strategically placed just off J22 of the M5 midway between Bristol and Exeter, with access off the A38. The business park includes the Somerset Energy Innovation Centre, an Ibis Hotel and includes occupiers such as Scania and DPD.

The town is the main access point for the Hinkley Point C nuclear power plant development and the planned Agratas Gigafactory, Britain's biggest electric vehicle battery manufacturing facility, around 3 miles to the northeast of the property, which will create 4,000 new jobs with a £4 billion investment.

M5



J22 - 1.5 miles

Bristol

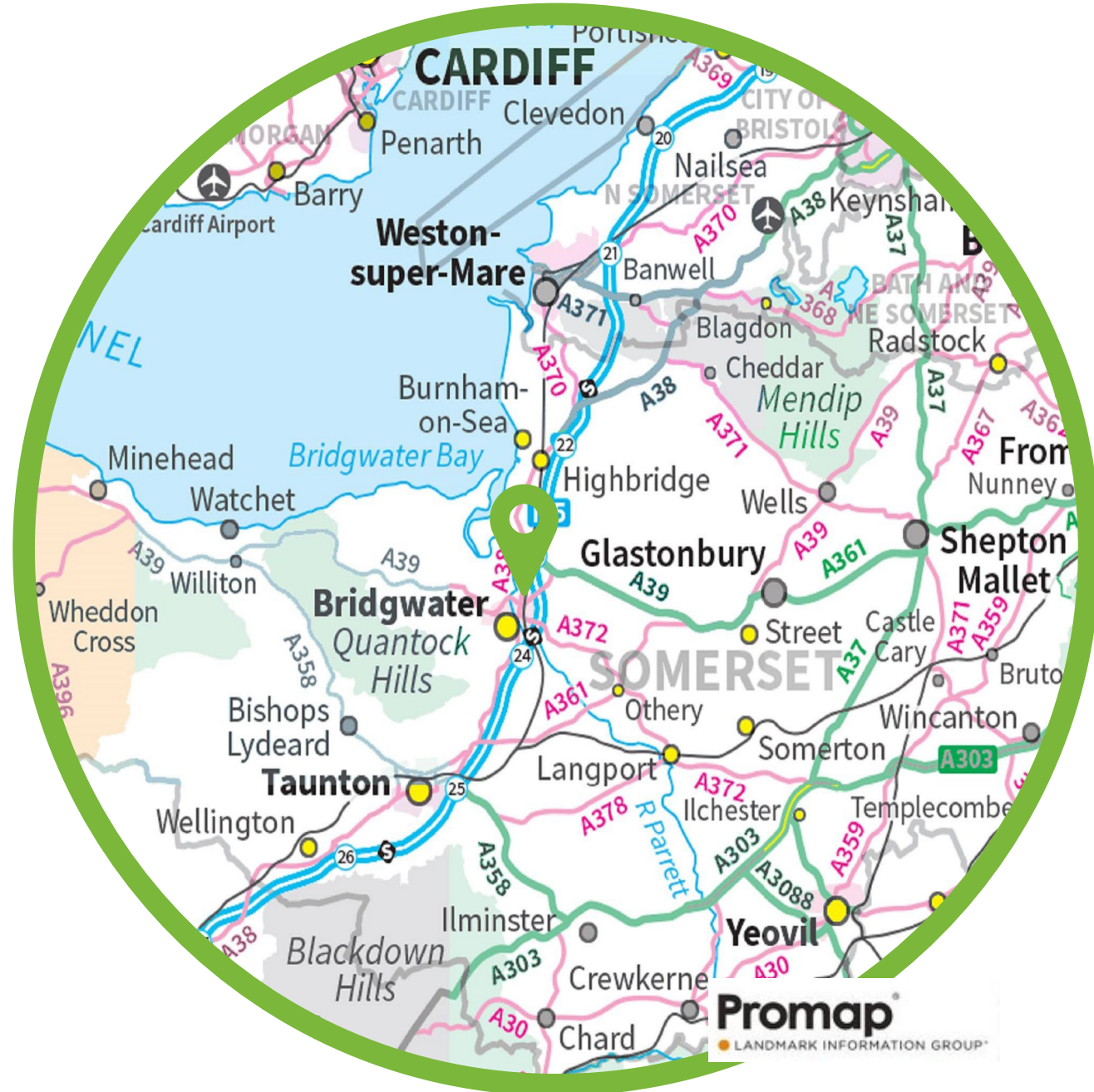


33 mile

Hinkley Point



12 miles



Accommodation

Description

Within a terrace, the unit provides warehouse / production space with office accommodation on ground and first floors. The building is steel portal frame with brick/blockwork base walls with cladding above and to the roof (with 10% translucent panels) with power floated concrete floors. The unit include office on ground and first floors with suspended ceilings, LED lighting and independent air conditioning units.

Externally the unit has access over a shared entrance with parking next to the unit.

Services

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items. The main building has 3-phase electricity.

Area	Sq ft	Sq m
Ground floor warehouse/production & office	758	70.43
First floor office & ancillary	295	27.37
Total GIA	1,053	97.80

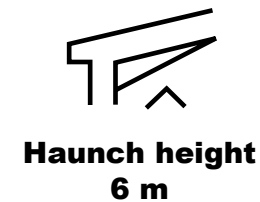
Office content



Onsite parking



Industrial & Logistics



Surface level Doors = 1



Planning | Rates | EPC | Terms

Planning

The property has planning permission for industrial use.

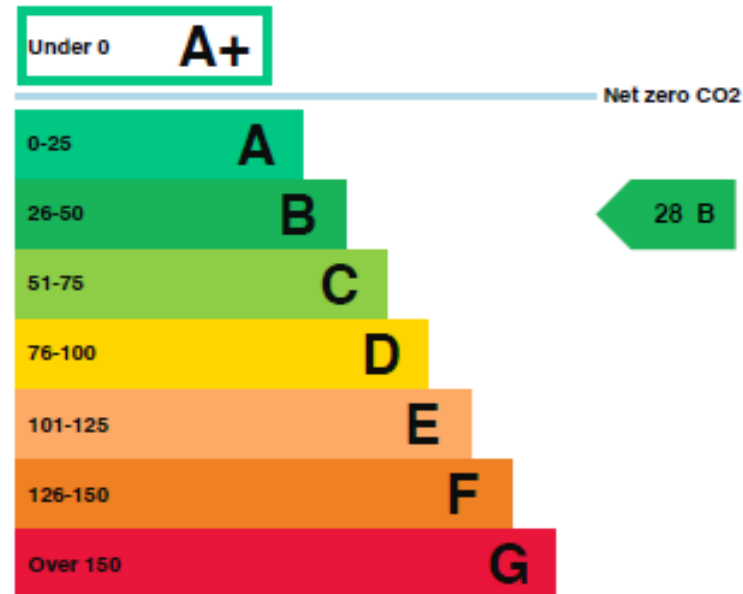
Any occupier should make their own enquiries to the Planning Department of Somerset Council (www.somerset.gov.uk).

Business Rates

The unit currently has a rateable value of £7,400.

Interested parties should make their own enquiries to Somerset Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. www.voa.gov.uk.

Energy Performance Certificate



Tenure / Rent

On a leasehold basis the unit is offered by way of a new sub lease on full repairing and insuring terms. The lease will be outside the security of tenure provision of the Landlord & Tenant Act '54.

Asking rent of £12,500 per annum

Legal Costs

Each party is to be responsible for their own legal costs.

VAT

Under the Finance Acts 1989 and 1997, VAT will be levied on the rent or price. We recommend that the prospective occupiers establish the VAT implications before entering into any agreement.

AML

A successful occupier may be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



Alder King Property Consultants

Creech Castle Business Park
Bathpool
Taunton
Somerset TA1 2DX
www.alderking.com

AK Ref: AM

Date: December 2024

Subject to Contract



Andrew Maynard

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Important Notice

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796.
Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol BS8 3BA.
A list of all Members is available at the Registered Office.

1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

