

AVAILABLE
FROM
SPRING 2027

A38

ESTUARY
POINT

FOR SALE/TO LET

Estuary Point

Peninsula Business Park, Bristol Road, Bridgwater, Somerset TA6 4QB

New Build Industrial/Warehouse Units

From 2,168 – 13,199 sq ft (201 – 1,226 sq m) gross approx

Location

Estuary Point is strategically placed just off J23 of the M5 midway between Bristol and Exeter, with access off the A38.

Bridgwater is a large, well-developed town with a population of over 40,000. It offers a wide range of major supermarkets, retail parks, industrial areas and entertainment facilities. The town continues to experience significant economic growth, supported by major nearby projects including Hinkley Point C (12 miles away) and the Agratas Gigafactory (3 miles away).

M5



1 mile north-east

Bridgwater



3 miles

Hinkley Point C



12 miles

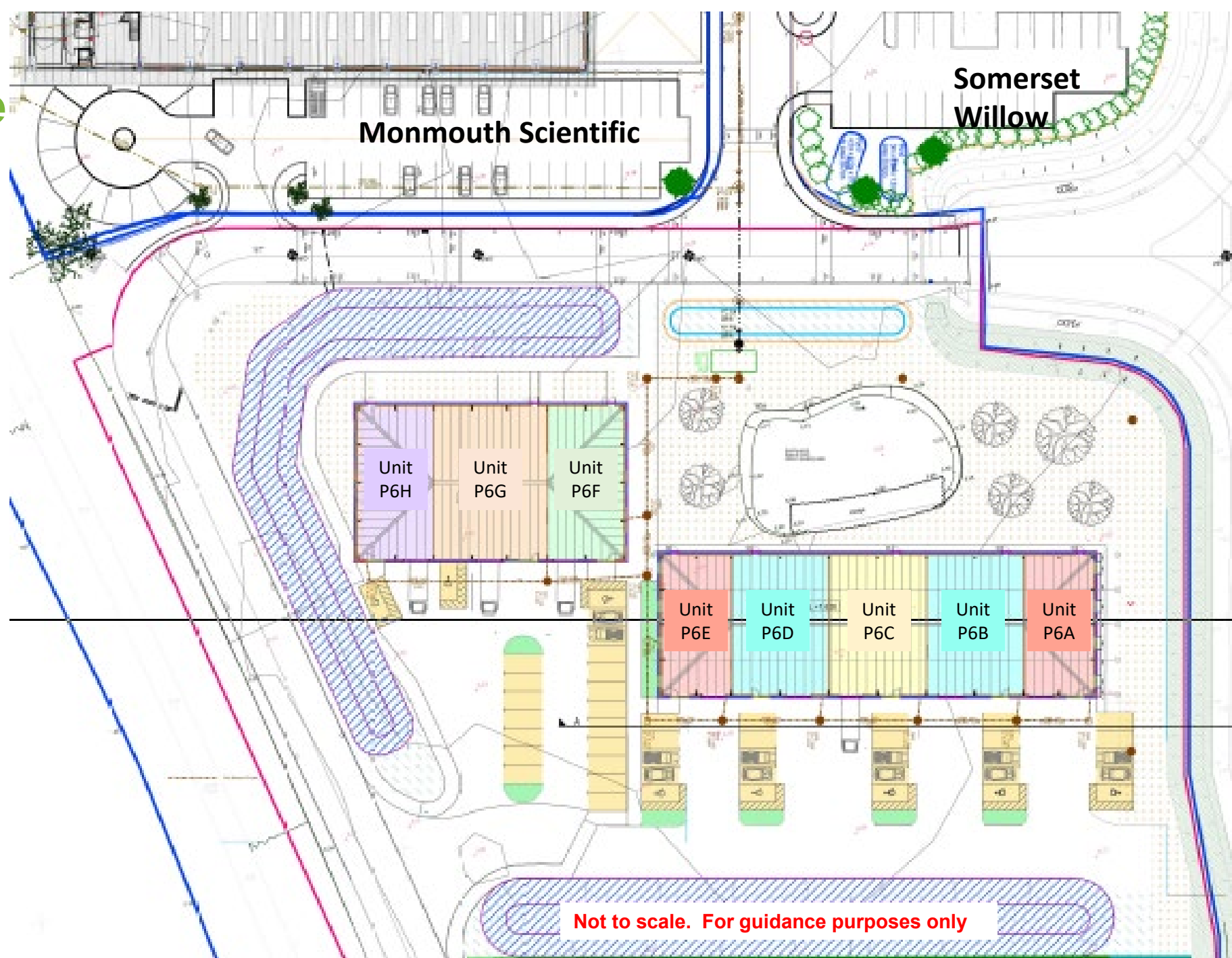
**Agratas
Gigafactory**



3 miles



Scheme Plan



A38



Accommodation

Description

The units are arranged in two terrace blocks, with various unit sizes, providing flexible accommodation suitable for a wide range of occupiers. Units can be combined to provide larger overall areas.

Parking

Each unit comes with allocated parking area outside the unit.

Services

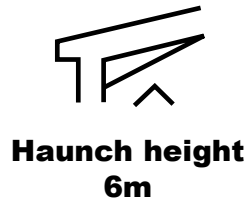
We are advised that main electric (3 phase), water and drainage and fibre services are available to the units with further information on request. Mains Gas is available on the wider estate. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Sustainability

The unit will include several eco-friendly features

 Solar panels.

 Ducting ready for EV charging to be installed.



Sectional loading doors



Solar panels



Car parking spaces



Block 1	Ground Floor		Mezzanine Floor		Total Area	
	Sq ft	Sq m	Sq ft	Sq m	Sq ft	Sq m
Unit P6A	1,915	177.86	254	23.56	2,169	201.42
Unit P6B	2,660	247.16	254	23.56	2,914	270.72
Unit P6C	2,660	247.16	314	29.14	2,974	276.30
Unit P6D	2,660	247.16	314	29.14	2,974	276.30
Unit P6E	1,914	177.84	254	23.56	2,168	201.40
TOTAL	11,809	1,097.18	1,390	128.96	13,199	1,226.14

Block 2	Ground Floor		Mezzanine Floor		Total Area	
	Sq ft	Sq m	Sq ft	Sq m	Sq ft	Sq m
Unit P6F	2,298	213.53	255	23.68	2,553	237.21
Unit P6G	3,334	309.70	255	23.68	3,589	333.38
Unit P6H	2,298	213.53	255	23.68	2,553	237.21
TOTAL	7,930	736.76	765	71.04	8,695	807.80

Please note that floor areas are approximate and will be confirmed upon completion of the units.

Planning | Rates | EPC | Terms

Planning

We are advised that the accommodation has planning consent for B2 and B8 use (application ref.09/24/00019) but any occupier should make their own enquiries to the Planning Department of Somerset Council. ([Somerset Council Planning Office](#))

Business Rates

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

EPCs will be commissioned on the completion of the units.

VAT

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

AML

A successful tenant/purchaser will be required to provide relevant information to satisfy AML requirements when Heads of Terms are agreed.

Lease/Tenure/Terms

The units are available on a freehold or leasehold basis. Leases will be on a full repairing and insuring basis, for a term of years to be agreed and with 5 yearly upwards only rent reviews.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#).

Rent/Purchase Price

Further information available upon request.

Legal Costs

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

References/Rental Deposits (for leasehold only)

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

Viewing Arrangements

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



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Another development by KMW Properties Ltd



COMMERCIAL
AGENCY



INVESTMENT



BUILDING
SERVICES



PLANNING



RESIDENTIAL
DEVELOPMENT



PROFESSIONAL
SERVICES



MANAGEMENT
SERVICES



ASSET
RECOVERY

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