



**TO LET**

# Unit 8b & 8c

Beech Business Park, Bristol Road, Bridgwater, TA6 4FF

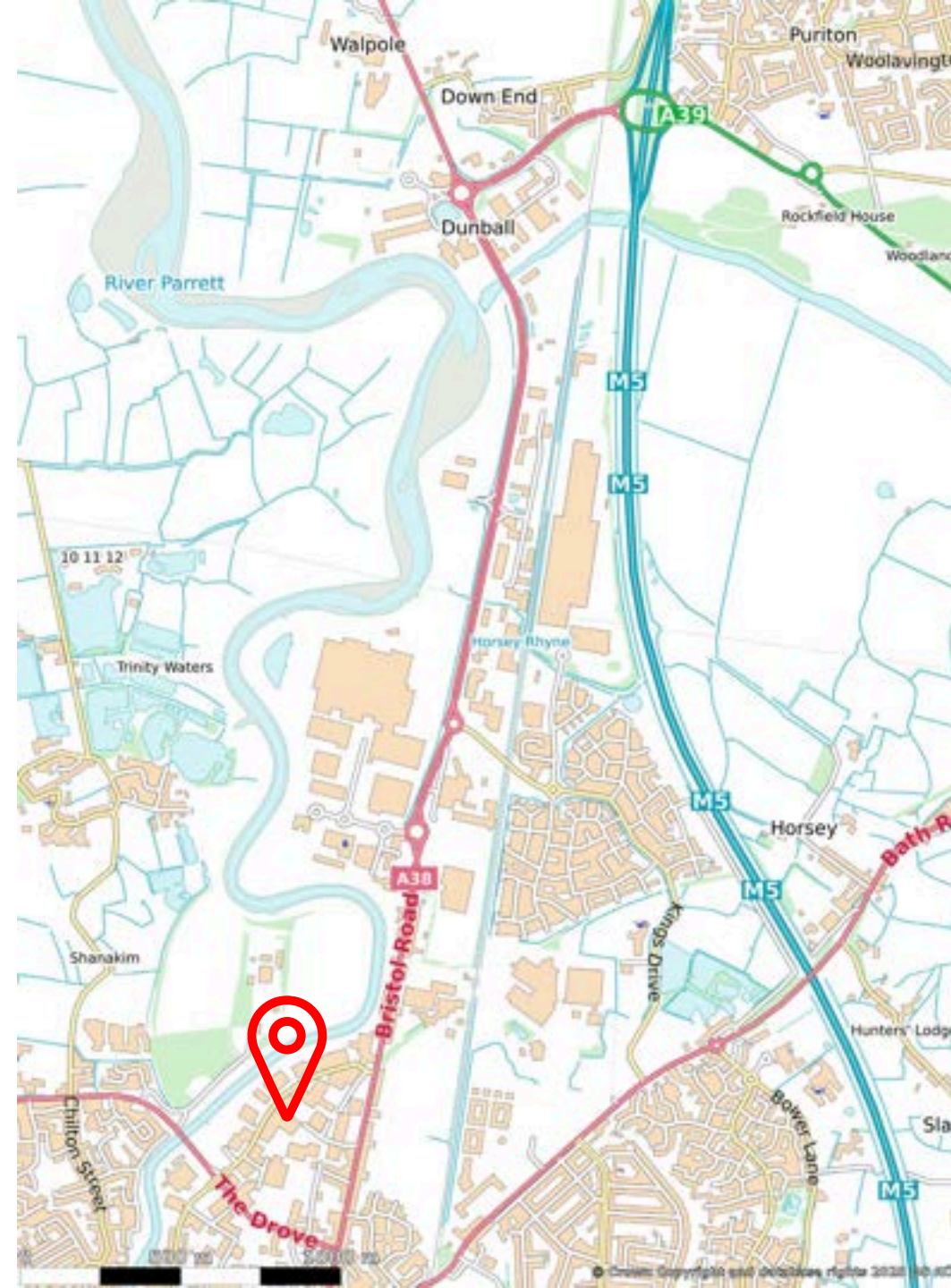
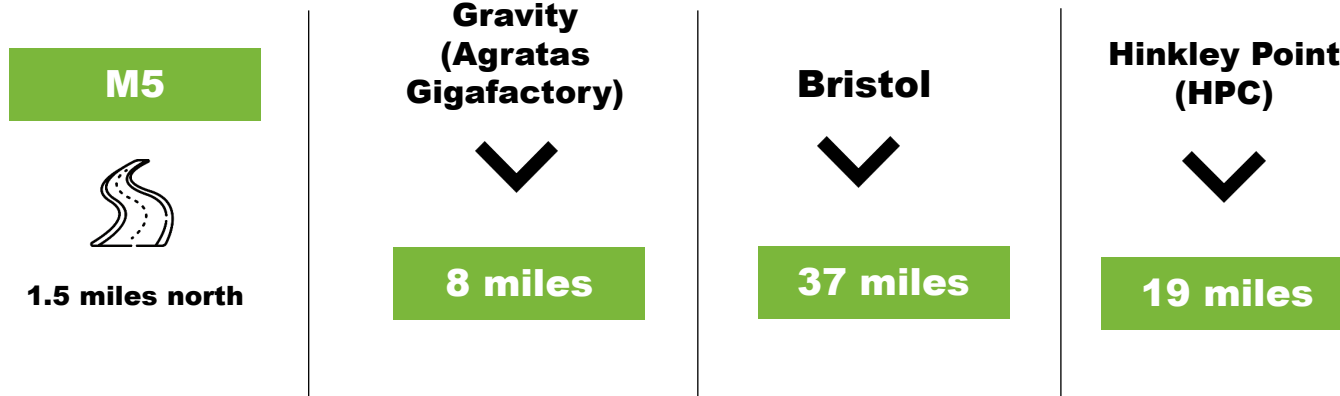
Modern industrial/warehouse premises – 13,705 sq ft gross on approx. 1 acre

# Location

Beech Business Park is located on the northern edge of Bridgwater. It has very good transport links with J23 of the M5 motorway located approximately 1.5 miles (2.4 kilometres) to the north. The development is situated behind The Range.

Bridgwater is strategically located near major development scheme including the Gravity Smart Campus with the construction of a world class battery factory for Agragas well underway and Hinkley Point C, one of the largest infrastructure projects in the UK, both driving significant economic growth and supply chain opportunities.

The location offers business the advantage of strong connectivity and proximity to key industrial hubs, making it ideal for logistics, manufacturing and service operations.



# Accommodation

## Description

The property comprises an end of terrace building providing a ground floor staffroom, ladies and gents WCs, office, reception, parts room and secure store. On the first floor are a large meeting room, office, ladies and gents WCs, kitchen and three further partitioned offices. The workshop is in two bays with access is provided by electrically operated roller shutter doors.

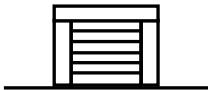
Externally there is a large concrete surfaced yard secured with steel palisade fencing. Within the yard is a compressor room and an 18,000 litre diesel tank.

## 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.

Area	sq ft	sq m
Workshop	11,721	1,088.88
Ground floor offices	1,157	107.53
First floor offices	827	76.79
<b>TOTAL</b>	<b>13,705</b>	<b>1,273.21</b>

**Surface level  
Doors = 3**



**Office content**



**Fueling**



**Haunch height  
5.78m**



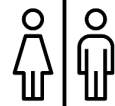
**Truck parking  
Spaces**



**Kitchenette**



**WC facilities**



# Planning | Rates | EPC | Terms

## Planning

We understand that the accommodation has planning consent for B1, B2 and B8 uses but any occupier should make their own enquiries to the Planning Department of Somerset Council. Tel: 0300 362362 or [Somerset Council](#)

## 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](http://www.voa.gov.uk).

## Energy Performance Certificate

The EPC Rating is C 72 and the full certificate can be provided on request.

## Code for Leasing

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

## Lease Terms

The property is available on a new full repairing lease with terms to be negotiated.

## Rent

The property is offered to let for £125,000 per annum exclusive of VAT.

## Legal Costs

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

## References/Rental Deposits

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.

## VAT

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

## AML

A successful tenant will be required to provide relevant information to satisfy 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 Centre  
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### 2. Misrepresentation Act 1967

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### 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.

