

Industrial

Unit 14 | Dunball Industrial Estate

📍 Dunball Industrial Estate Bridgwater, TA6 4TP

Unit 14 | 12,108 sq ft

Modern industrial unit with a sizeable, secure yard

Unit 14 is an end of terrace industrial/warehouse unit which is currently undergoing a full refurbishment. The unit will be available for occupation by September/October 2020. The unit will be presented to a high standard and will be made suitable for a range of uses including trade counter, storage and light industrial. Externally the property has parking area has space for 15 vehicles and 3 HGV (tractor units) and a secure yard to the side. The loading bays pictured in the side of the unit will be filled in and it will become a solid wall with access via roller shutter to the front of the unit.

Internally, the property includes ground and first floor offices, kitchen and WC accommodation, with further mezzanine storage.

Lease Type

New



✔ Unit Summary

- 3 phase power
- Premier Industrial Location
- Dedicated Car Parking
- Private Yard
- Refurbished Units
- Office Accommodation

£ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£115,000.00	£9.50
Rates	£25,074.00	£2.07
Maintenance Charge	£6,054.00	£0.50
Insurance	£1,107.45	£0.09
Total Cost	£147,235.45	£12.16

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

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Location

The site is very well located with trunk road and motorway access. It is situated less than 4 miles from Bridgwater city centre and 35 miles from Bristol. The property is located in an established industrial area in Bridgwater.



Road

The estate is situated on the A38 trunk road and approximately 2.4km (1.5 miles) from both Junctions 23 and 24 of the M5 Motorway. The subject property is situated less than 0.5 km south of Junction 23 of the M5 motorway located on the Bristol Road (A38).



Airport

Bristol 19.0m, Cardiff 22.2m



Rail

Bridgwater 2.6m, Highbridge & Burnham-on-Sea 3.7m, Taunton 11.0m

Additional Information

Planning Class	B8
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	All viewing requests can be made directly with Industrials by calling 0800 1 22 3330
Legal Costs	Each party is responsible for their own legal costs. Our Smart Lease typically offers cost savings compared to Traditional Leases
EPC	dataroom

Key Contacts



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