



Woodlands

BUSINESS PARK

Bristol Road, Bridgwater



HIGH PROFILE BUSINESS PARK
JUST OFF JUNCTION 23 OF THE M5

LOCATION

A market town with a population of around 40,000, Bridgwater is the administrative centre of the Sedgemoor District and it is pleasantly situated on the edge of the Somerset Levels, with the Mendip Hills to the east and Quantocks to the west. The scheme is strategically located ¾ mile from junction 23 of the M5 motorway, with the town centre around 1 ½ miles to the south. Bridgwater railway station is on the mainline between Bristol and Taunton approximately 2 hours 30 minutes from London Paddington. Nearby facilities include a fitness centre, day nursery, conference theatre, cafe, 69 bed hotel and several pubs/restaurants.

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DESIGN AND BUILD

Design and build solutions are available to suit occupiers needs.

TENURE

Freehold and leasehold options are available.

MANAGEMENT

Rent charge will be levied to cover the maintenance and management of any common areas or services.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the Rent/Sale.

We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.



Travelling Distances (approx.)

To Taunton	13 miles
To Exeter	35 miles
To Bristol	35 miles
To London	150 miles
To Birmingham	120 miles



For further information and viewings

alder king
PROPERTY CONSULTANTS
01823 444 879
www.alderking.com

Andrew Maynard - 01823 444879
amaynard@alderking.com

Established 1878
Tamlyns

Gary Mead - 07717 292626
www.tamlynandson.co.uk
gary.mead@tamlynandson.co.uk

Travelling on the M5, exit at junction 23 and take the A38 towards Bridgwater. Woodlands Business Park is approximately 3/4 mile to the south and is well sign posted.

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Important Notice:

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.

Printed in the UK. This product has been printed using vegetable based inks on recycled paper and laminated with green laminate.

Designed and printed by **Stable Design Limited** 01935 824784 www.stabledesign.co.uk sara@stabledesign.co.uk

