

COMMERCIAL DEVELOPMENT SITE

**BURSTON
COOK**
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NEW BUILDINGS TO LET/FOR SALE

ON A SITE OF UP TO 2.5 ACRES (approximately 1 hectare)

KINGS BUSINESS PARK, BRISTOL ROAD, BRIDGWATER, TA6 4AP



- Prominent commercial development site
- Available leasehold or freehold
- Units to be built to specific requirements

LOCATION

The site is situated in a highly prominent location, with substantial frontage to Bristol Road, the main arterial route into the town via the A38 dual carriageway from Junction 23 of the M5. The well established Express Park is directly opposite the site and the roundabout provides direct access to the nearby Morrisons Regional Distribution Centre. The area is of mixed use, providing commercial, residential, trade and leisure occupiers.

Approximately 3.5 miles to the south is Junction 24 of the M5.

DESCRIPTION

The site has an existing planning consent of B1 (light industrial), B2 (general industrial) and B8 (warehousing, storage and distribution) uses.

Other uses may be considered appropriate for the site, including drive through/retail/leisure facilities, subject to obtaining the appropriate planning consents.

ACCOMMODATION

Units will be built to suit specific occupier requirements, subject to obtaining detailed planning consent. Please make the agents aware of your particular requirements including office content, eaves height, parking and we will work to accommodate you within the scheme.

TENURE

Unit will be available by way of a new lease on terms to be agreed.

QUOTING TERMS

Terms for a freehold are available by request and conditional on the size and specification of the specific building.

RATEABLE VALUE

The individual units will be assessed on completion.

VAT

Figures quoted are exclusive of VAT which may be payable.

LEGAL COSTS

Each party to be responsible for their own legal costs in this matter.

FUTHER INFORMATION/VIEWINGS- Strictly by appointment with the joint agents:

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