



TO LET – INDUSTRIAL/DISTRIBUTION UNIT

Bristol Road, Bridgwater, TA6 4BG

OIRO £185,000 Per Annum

Tamlyns

PROPERTY DESCRIPTION

Description

Industrial/Distribution Space To Let Would suit a food distributor or other logistics user and numerous other uses. The site benefits from two access points, all mains services, secure roller door access points, food processing area, chillers, large storage areas, offices, welfare facilities and large secure outside yard. Located in the town of Bridgwater,

Situation

This industrial/distribution space is located part way down on the A38 Bristol Road on the same side of the road as The Range and Matalan Retail Units.

The local area*

2.4 miles – from Junction 23 of M5

12.3 miles – from Taunton via M5

35.4 miles – from Bristol via M5

* Distances are approximate & sourced from Google Maps

Local Authority

Sedgemoor District Council | EPC Rating: C

TO ARRANGE A VIEWING OR FOR FURTHER
INFORMATION PLEASE CONTACT **PAUL REED** ON

01278 458241

paul.reed@tamlyns.co.uk



PROPERTY DESCRIPTION

Location

Industrial unit is located off the A38/Bristol Road, with easy access to Junction 23 of the M5 Motorway. The site benefits from two access points.

Description

Modern newly fitted out industrial Distribution Unit. The building is part brick and part steel framed construction with some profile steel cladding, under a cement fibre roof.

Approximately 23,000 sqft Unit on a 1.12 acre site.

7x loading bays with 3m high roller shutter doors, suitable for a food distribution business. The layout of the accommodation and presence of internal divisions, make the building suitable for numerous users.

Accommodation

The property has been measured on a Gross Internal Area (GIA) and a Gross External Area (GEA) basis and provides floor areas as follows:

Site Area 1 Acre - **Total GEA 23,000 Sqft**

Total GIA 16,900 Sqft

Warehouse/Loading/Packaging Facilities

20.9 x 29.5 = 620

32.3 x 19.2 = 625

Total 1,245 Sqm (13,400 Sqft)

Chilled Storage

9.2 x 9.5 = 87.4Sqm

12.7x 9.6 = 135.6Sqm

Total 223 Sqm (2,400 Sqft)

Offices & Amenities

14.5 x 2.9 = 42.45 Sqm

11.5 x 5.0 = 57.55 Sqm

Total 100 Sqm (1,076 Sqft)

Plenty of parking spaces and truck manoeuvrable hard-standing. Roller shutter security and perimeter security fence.

Services

Mains three phase electricity, water and drainage are connected to the property. We would advise prospective tenant to make their own enquires.

Tenure

The property is offered To Let OIRO £185,000 per annum, flexible lease terms up to 15 years.

Planning

The prospective tenant should make their own enquires to the Sedgemoor District Council.

PROPERTY DESCRIPTION

Viewings

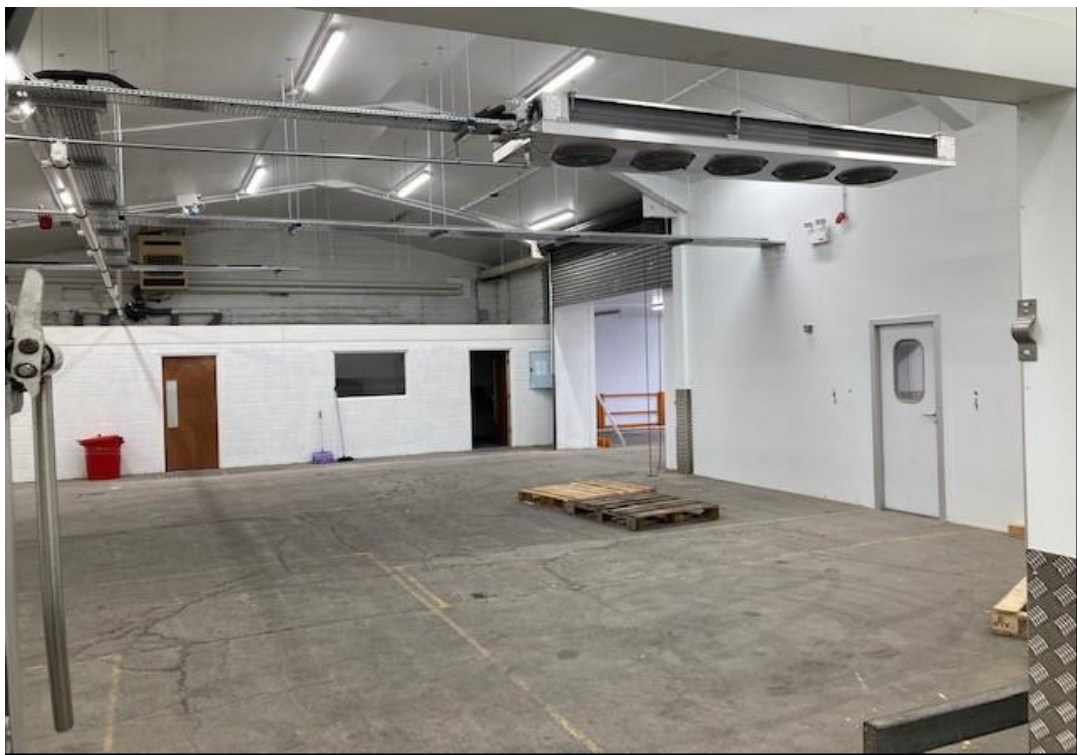
All viewings are strictly by appointment only. Contact Paul Reed at Tamlyns to arrange an appointment by Telephone 01278 458241 or Email paul.reed@tamlyns.co.uk

Asbestos

Under the Control of Asbestos Regulations 2012 (CAR 2012), the tenant of the property and anyone else who has control over it and/or responsibility for maintaining and repairing it, may be under a statutory obligation to detect and manage any asbestos or asbestos related compounds contained within the property.

Failure to comply with CAR is an offence and could adversely affect the value of the property.







177 Bristol Rd,
Bridgwater TA6 4BG

Google

