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PROPERTY CONSULTANTS

TO LET

# Unit 113, Bridgwater Business Park

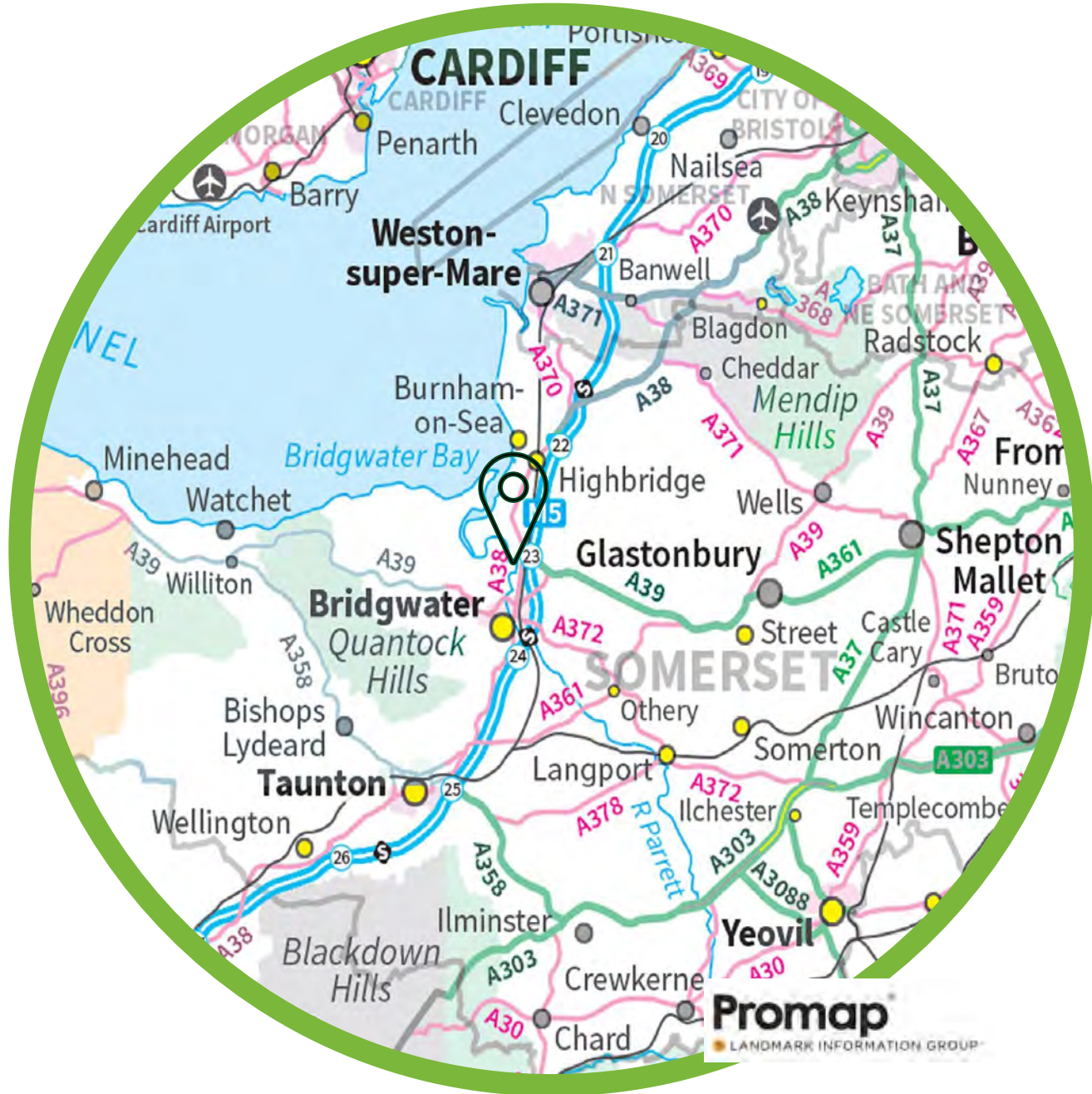
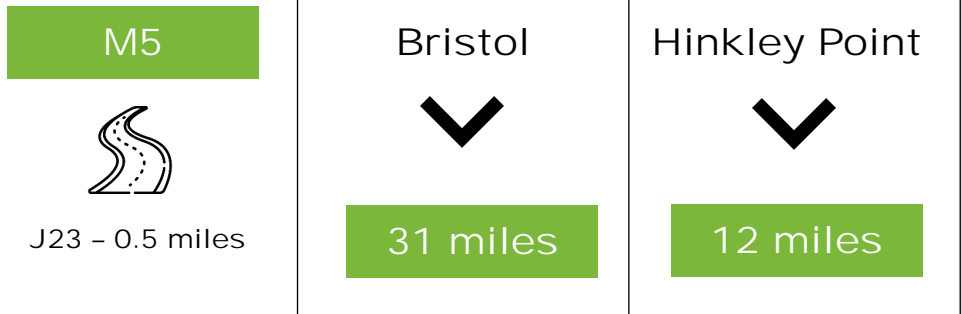
Bristol Road, Bridgwater, TA6 4TB

Warehouse unit of 5,767 sq ft (535.75 sq m) with yard area  
Just off J23 of the M5 motorway

# Location

The unit is situated on Bridgwater Business Park, strategically placed just off J23 of the M5 midway between Bristol and Exeter, with access off the A38.

The town is the main access point for the Hinkley Point C nuclear power plant development and the planned Agratas Gigafactory, Britain's biggest electric vehicle battery manufacturing facility, around 2 miles to the northeast of the property, which will create 4,000 new jobs with a £4 billion investment.



# Accommodation

## Description

An end terrace unit providing warehouse / production and office space. The building is steel frame with metal profiled cladding to the elevations and roof, incorporating translucent panels.

The offices have a mixture of LED and fluorescent lighting, perimeter trunking and localised independent air conditioning units.

The unit includes LED lighting, WC's, electrically operated loading door, separate personnel door and power distribution points.

Externally the unit has access over a shared entrance with parking spaces and yard adjacent to the unit.

## Services

We are advised that mains electricity (3 phase) and water services are connected to the premises, with foul drainage via an estate wide private treatment plant and 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
Ground Floor	3,166	294.12
First Floor	1,682	156.25
Second Floor	919	85.38
<b>Total GIA</b>	<b>5,767</b>	<b>535.75</b>

WC facilities



LED lighting



Onsite parking



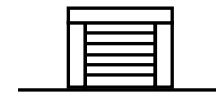
Industrial & Logistics



Clear height  
6.3m



Surface level  
Doors = 1



# Planning | Rates | EPC | Terms

## Planning

The property has planning permission for industrial use.

Any occupier should make their own enquiries to the Planning Department of Somerset Council ([www.somerset.gov.uk](http://www.somerset.gov.uk)).

## Business Rates

The unit currently has the following rateable values:

Description	Rateable Value
Part A	£9,300
Part B	£11,250
Part C	£8,000

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

An EPC has been commissioned and will be available for inspection.

## Tenure / Rent

The unit is offered by way of a new lease on full repairing and insuring terms.

Asking rent of £28,500 per annum.

## Deposit

A deposit and/or personal guarantee maybe required, subject to the provision of 3 years trading accounts.

## Legal Costs

The Lessee to contribute £750 +VAT towards the Lessors legal costs.

## VAT

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

## AML

A successful occupier will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

# Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



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**AK Ref:** AM/101656    **Date:** September 2025  
**Subject to Contract**



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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.

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