



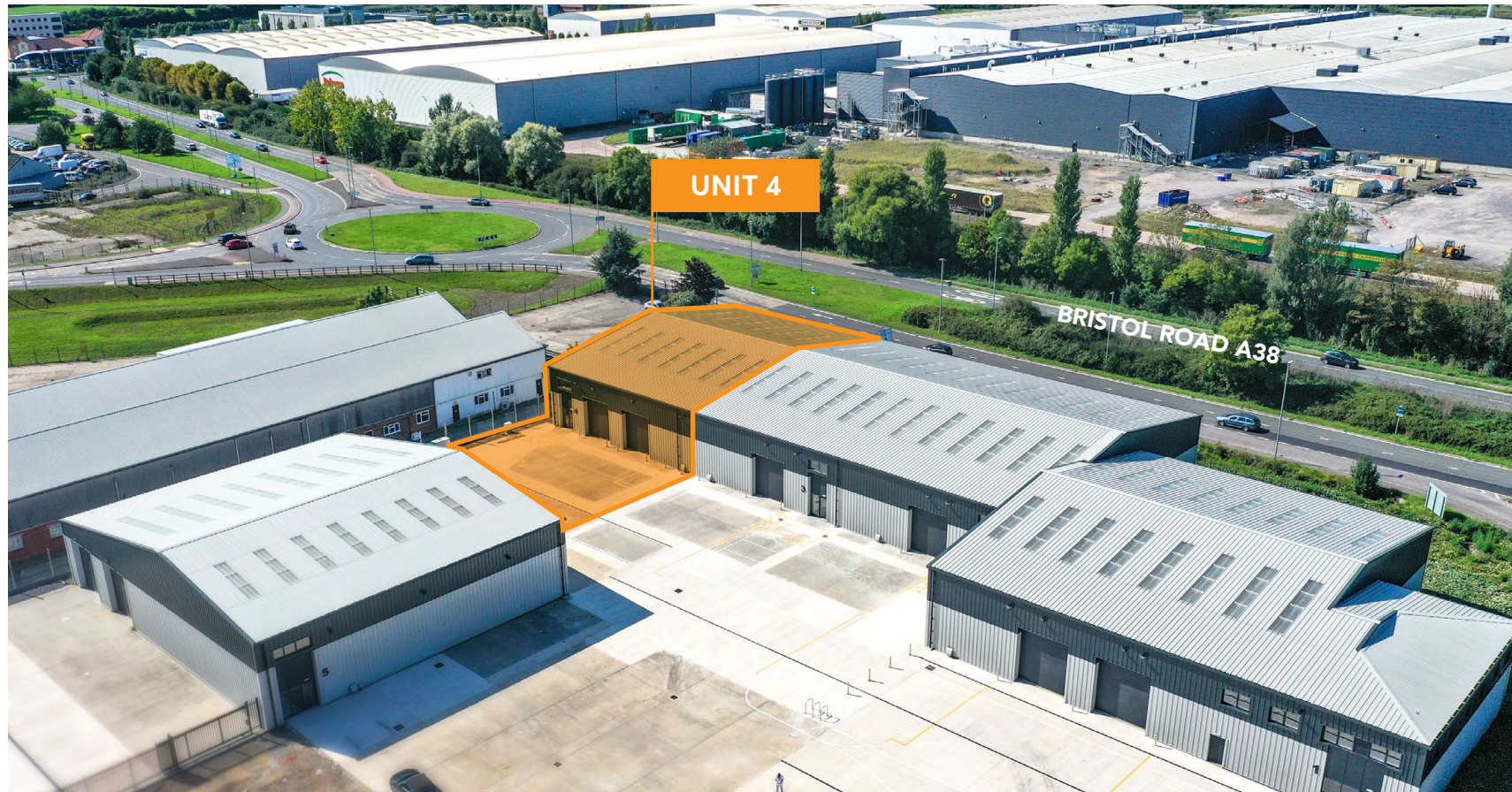
BRIDGWATER  
TRADE PARK  
A38 BRISTOL RD | TA6 4DT

# UNIT 4 BRIDGWATER TRADE PARK 7,130 SQFT (662.42 SQM) TO LET

TRADE COUNTER

INDUSTRIAL

DISTRIBUTION



WITH HIGH PROFILE A38 FRONTAGE  
AVAILABLE TO OCCUPY NOW

HINKLEY POINT

North to Bristol



A39

J23

BUTCOMBE BREWERY

REFRESCO BEVERAGES

BRIDGWATER TRADE PARK

A38

EXPRESS PARK

AVON & SOMERSET POLICE

M5

MORRISONS RDC

South to Exeter



MULBERRY LTD

QUEENSWOOD NATURAL FOODS

MORRISONS MANUFACTURING



## IDEAL FOR DISTRIBUTION, SHOWROOM, TRADE COUNTER AND INDUSTRIAL

Bridgwater Trade Park is a new high quality industrial trade counter development prominently positioned fronting the A38 Bristol Road. Road communications are excellent with Hinkley Point only 12 miles to the North West, Junction 23 M5 approximately 1.5 miles to the North and Junction 24 approximately 4 miles to the South.



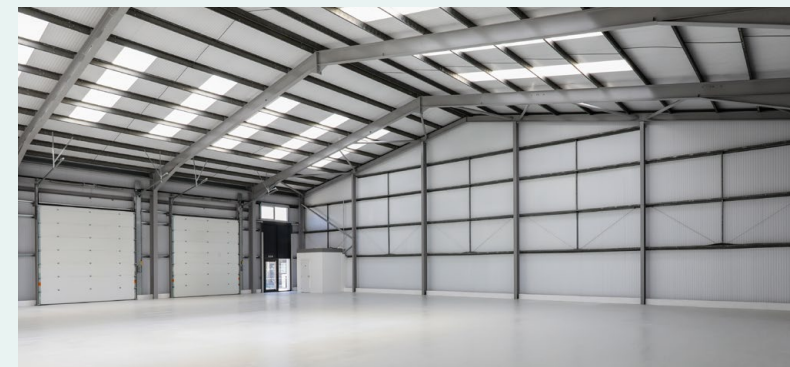
### UNIT 4 KEY FEATURES

- ↑ 5.6m clear minimum eaves height rising to 8.3m
- 🚪 Two full height electrically operated sectional shutter loading doors: 13ft (4m) wide x 16ft 3"(5m) high
- 💡 10% translucent roof lights
- 🚻 WC facilities

### ACCOMMODATION

Unit No.	Ground Floor	Total SQ FT	Total SQ M	Parking
Unit 4	7,130	7,130	662.42	10
<b>Total</b>		<b>7,130</b>	<b>662.42</b>	








Measured on a Gross Internal Area basis





## AN ESTABLISHED TRADING LOCATION

Bridgwater is 28 miles from Bristol and 12 miles from Taunton. Located in the county of Somerset, the town is the administrative centre of Sedgmoor District. Bridgwater has always been a good staging point for south west distribution networks and most national logistics/trade businesses have a branch in the town.

-  High profile A38 frontage
-  Adjacent access to two M5 motorway junctions 23 & 24
-  1.5 miles to Junction 23 M5
-  4 miles to Junction 24 M5
-  12 miles to Hinkley Point
-  12 miles to Taunton
-  28 miles to Bristol

### TERMS

The property is available by way of a sublease or an assignment of the remaining term, expiring 17th June 2032. Granting of a new lease may be possible with the landlord's consent.

### PLANNING

B1(c), B2 and B8 uses.

### RENT / PRICE

Upon application.

### EPC

The building has an EPC rating of A(14).

### RATES

Description – Warehouse and Premises.  
Rateable Value – £50,000 (April 2023).

For further information, please contact the agent:



**Paul Hobbs**  
M: 07767 613 489  
Paul.Hobbs@avisonyoung.com

**James Short**  
M: 07557 290 757  
James.Short@avisonyoung.com

A development by



**Important Notice:** These particulars do not constitute an offer or contact and although they are believed to be correct their accuracy cannot be guaranteed, and they are expressly excluded from any contract. The front cover image is computer generated and details may vary.

 kubiakcreative.com 256529 09/25