



Lyndon Brett Partnership

Chartered Surveyors - RICS Registered Valuers - Licensed Property Valuers

Residential Lettings and Commercial Sales and Lettings

Property Consultants and Managers - Estate and Block Management

Planning Applications - Building Regulations - Building Supervision - CAD Drawing

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TO LET

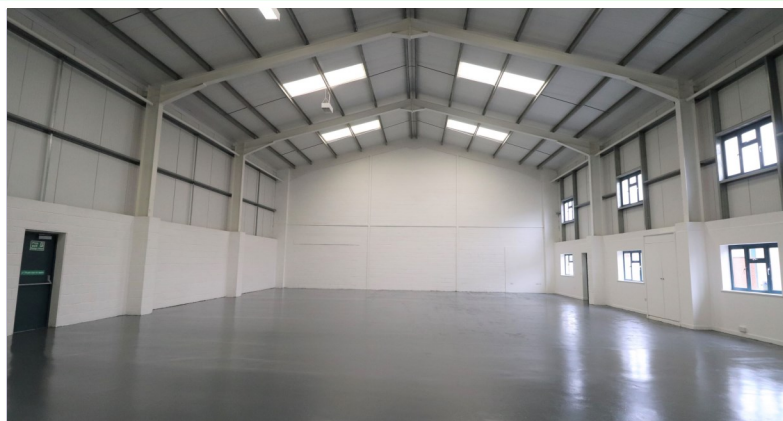
2 No. Industrial Units

Formerly occupied by Monmouth Scientific

Industrial Warehouse Units with B1 (E), B2 & B8 Consent

Units 5 & 6, Kilnside, East Quay, Bridgwater TA6 4DB

£68,600 per annum, exclusive



The Association of Valuers
of Licensed Property

Emma Moffatt - Commercial Sales & Lettings - 07718 563720

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DESCRIPTION

Units 5 and 6 are available collectively or individually, to suit a Tenant's business operations.

They offer high quality industrial/warehouse accommodation on the Kilside estate and available now, following the relocation of Monmouth Scientific who have moved to purpose built facilities.

ACCOMMODATION

Unit 5	Sq. M	Sq. Ft
GF Warehouse	319.73	3,440
FF Mezzanine Storage	137.16	1,475
Total	456.89	4,915

Unit 6	Sq. M	Sq. Ft
GF Warehouse	319.73	3,440
Total	319.73	3,440

The adjacent Units are steel portal frame buildings benefiting from electrically operated roller shutter doors, open plan warehouse units with a mezzanine floor in Unit 5.

The Units can be re-opened up internally in order to provide connecting warehouse space, dependent on a Tenant's requirements

Parking is available to the front of both Units and to the side of Unit 6.

EPC

The Units have an Energy Performance rating of C - a copy can be provided upon request.

SERVICES

Mains three phase electricity, water and drainage are connected. Telephone lines available for connection subject to BT Regulations.

(We confirm that we have not tested any of the service installations and any Tenant must satisfy themselves independently as to the state and condition of such items.)

OUTGOINGS

The property is currently assessed for Business Rates, with Units 5 and 6 combined under one assessment as follows:

Rateable Value: £36,750*

**This will be subject to re-assessment if Units 5 & 6 are taken independently.*

SERVICE CHARGE

Not applicable.

BUILDINGS INSURANCE

The Units are insured under the Landlord's policy and the Tenant to reimburse the Landlord for the proportional premium payable.

The current premium is £1,700 per annum, per Unit, subject to change annually upon policy renewal.

TENURE & TERMS

The Units are offered to Let either individually or collectively, dependent on a prospective Tenant's requirements.

The Lease offered will be on Full Repairing and Insuring basis for a 10 year term, subject to upward only 5 yearly rent reviews.

PRICE

Seeking rent of £68,600 per annum, exclusive for the combined Units.

VAT

Under the Finance Act 1989, VAT may be added to rents levied at the direction of the Landlord.

VAT is chargeable on the rent.

DEPOSIT

A deposit equivalent to three month's rent or three years audited accounts will be required.

LEGAL COSTS

The prospective Tenant is to be responsible for the Landlord's reasonable legal costs.

ANTI MONEY LAUNDERING

Any prospective Tenant will be required to provide relevant photo ID and proof of address to comply with current regulations.

PLANNING

Planning consent for B1, B2 & B8 use although a prospective Tenant should make their own enquires to the Planning department regarding their proposals and intended use.

RICS CODE OF PRACTICE

The Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before entering into a business agreement.

The Code is available via: www.commercialleasecodeew.co.uk



LOCATION

This Unit is sited on the Kilside Estate, just off East Quay, adjacent to a number of other industrial Units and businesses, in the centre of Bridgwater with good road link access to A38, A39 and M5 (Junctions 23 & 24), making it a popular location for businesses.

The Units are situated 11 miles north-east of Taunton, 15 miles west of Glastonbury and 30 miles south-west of Bristol.