

alder king

PROPERTY CONSULTANTS



TO LET

Ground Floor Office Suite

Unit 1, Peninsula Business Park, Peninsular 23, Bridgwater. TA6 4QB

Ground Floor Office with parking – 1,296 sq ft (120 sq m) net approx



Location

Peninsula 23 is strategically placed just off J23 of the M5 midway between Bristol and Exeter, with access off the A38.

Bridgwater is a large, well-developed town with a population of over 40,000. It offers a wide range of major supermarkets, retail parks, industrial areas and entertainment facilities. The town continues to experience significant economic growth, supported by major nearby projects including Hinkley Point C (12 miles away) and the Agratas Gigafactory (3 miles away).

M5



1 mile north-east

Bridgwater



3 miles

Hinkley Point C

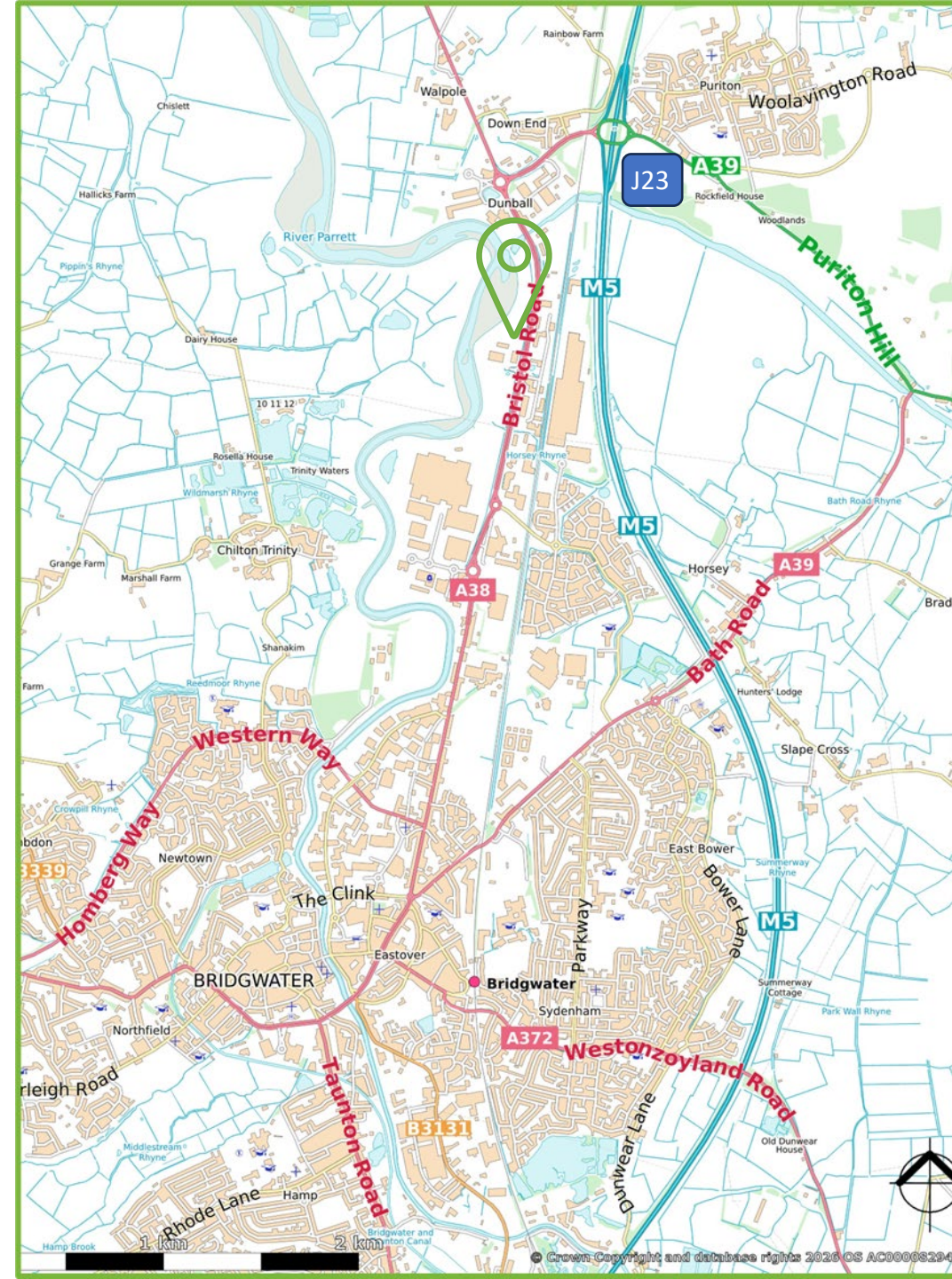


12 miles

**Agratas
Gigafactory**



3 miles



Accommodation

Description

A high-quality ground floor office set within the well-located Peninsula Business Park. The accommodation is finished to an exceptional standard with bright, open-plan space. Designed with sustainability in mind, the building features roof-mounted solar panels and energy-efficient LED lighting throughout, which together with EV charging points provide a future-ready solution for staff and visitors alike. The contemporary kitchen and WC facilities create a professional and stylish working environment.

Parking




The accommodation has a total of 6 available parking spaces plus two EV charging spaces.

Services

We are advised that main electric, water, drainage and fibre services are connected to the premises. We 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.

Sustainability

The property has several eco-friendly features:

-  EV Charging Spaces
-  Solar Panels
-  LED Lighting

Area	sq ft	sq m
Ground floor	1,296	120
TOTAL	1,296	120

Onsite parking



Electric vehicle charge point



Bicycle parking



Air conditioning comfort cooling



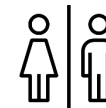
LED lighting



Kitchenette



WC facilities



Shower facilities



Planning | Rates | EPC | Terms

Planning

We are verbally advised that the accommodation has planning consent for office use, but any occupier should make their own enquiries to the Planning Department of Somerset Council. [Somerset Council Planning](#)

Business Rates

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.

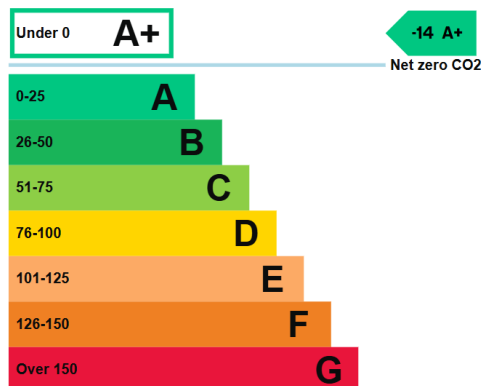
VAT

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

Legal Costs

Each party is to be responsible for their own legal costs.

Energy Performance Certificate:



Lease/Terms

The office suite is available on a flexible basis for a fixed monthly fee with an all-inclusive package including rent, rates, service charges, statutory compliance, cycle storage, shower, 24/7/365 access, maintenance, building services, insurances and on-site parking (excludes fibre connection costs and EV charging costs).

Alternatively, the suite is also available on a traditional business tenancy for a period of 5 years on an internal repairing basis.

Rent

On an inclusive flexible basis with a fee of £3,400 pcm exclusive of VAT (excludes fibre connection costs and EV charging costs).

Alternative business tenancy at £23,980 per annum (£1,998 pcm) exclusive of VAT, service charge, utility costs, rates and insurances (excludes fibre connection costs and EV charging costs).

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#).

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

AML

A successful tenant will be required to provide relevant information to satisfy 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/102419 Date: 04 2026 Subject to Contract



COMMERCIAL
AGENCY



INVESTMENT



BUILDING
SERVICES



PLANNING



RESIDENTIAL
DEVELOPMENT



PROFESSIONAL
SERVICES



MANAGEMENT
SERVICES



ASSET
RECOVERY

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1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

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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