



UNIT 21 , Parrett Way, Bridgwater TA6 5LB

TO LET

Secured trade counter with onsite parking

**2,078 Sq Ft
(193 Sq M)**

DESCRIPTION

This unit is positioned within Colley Lane Industrial Estate and comprises a warehouse with ancillary kitchenette, W/C's, trade counter area and an office space on the ground floor with a second office on the first floor. There is a roller shutter door to the side aspect of the warehouse and ample parking on site. The site benefits from being completely secured.

- ✓ Secured warehouse
- ✓ Ample parking within secured fencing
- ✓ Fixtures and fittings included
- ✓ Single roller shutter door

LOCATION

The property is located on Colley Lane Industrial Estate, Bridgwater, 1.5 miles from J24 of the M5, providing easy access to Taunton and Exeter to the south and Bristol to the North. Other occupiers include Waddington Europe Bridgwater, Audi 4 U, Bosch Car Services and Sharpak.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Warehouse	1,287	120
GF ancillary	438	41
FF office	353	33
Total	2,078	193

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

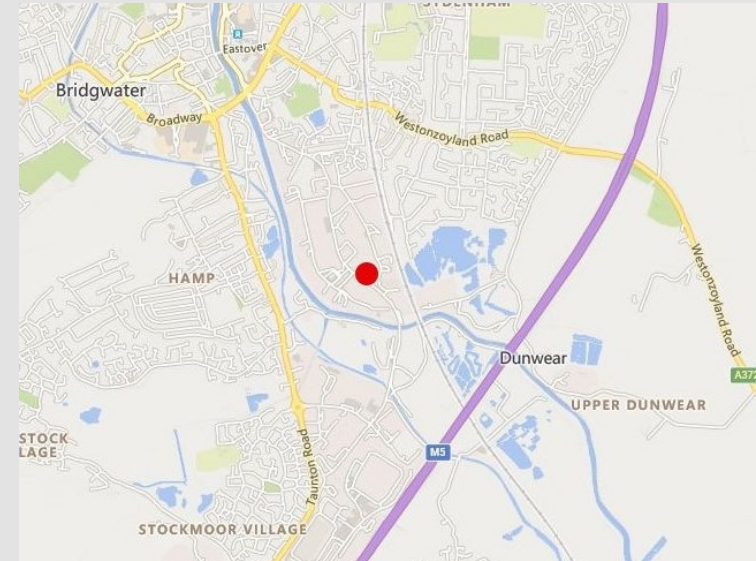
BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

Available by way of an assignment for the remainder of the term (subject to terms).

EPC D - 85



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Regulated by RICS 08-Sep-2025

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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