



alder king

PROPERTY CONSULTANTS

FOR SALE/LET

DUNBALL TRADE PARK

Dunball, Bridgwater, TA6 4TP

High profile trade / workshop units at Junction 23, M5

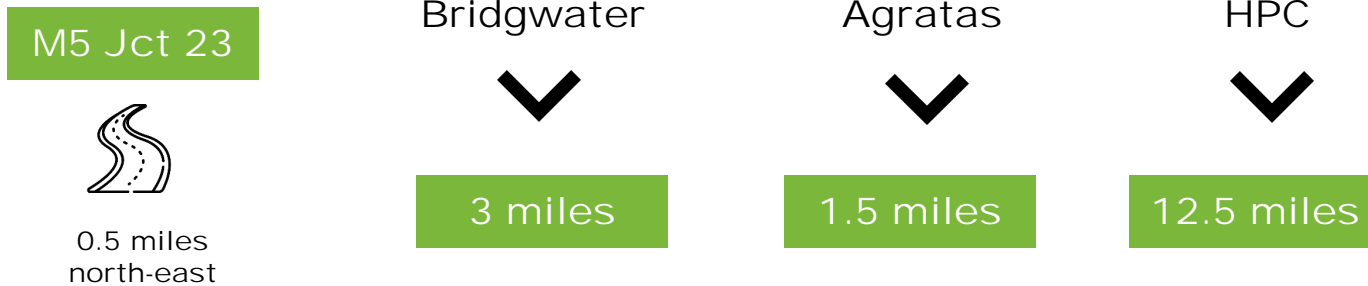
Units from 1,600 – 24,920 sq ft gross approx.

Location

The scheme is located on the northern edge of Bridgwater, an industrial gateway just off Junction 23 of the M5. Its excellent road connectivity has driven significant roadside, industrial and logistics development in the surrounding area.

Bridgwater is strategically located near major development schemes including the Gravity Smart Campus with the construction of a world class battery factory for Agratas well underway and Hinkley Point C, one of the largest infrastructure projects in the UK, both driving significant economic growth and supply chain opportunities.

The area supports e-commerce and trade counter operators, and includes fuel stations, drive-thru food outlets, and EV charging facilities, supporting commercial activity and workforce needs. Overall, the location plays a central role in Bridgwater's continued industrial growth and economic connectivity



A39

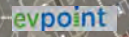
J23

Units 10 - 12

Units 1 - 6

Units 8 - 9

HPC Park & Ride



M5



0 100 m 200 m

Accommodation

Description

The development will comprise a new build scheme of high-quality trade counter / industrial / business units, designed to provide flexible and efficient accommodation for a range of occupiers. The units are arranged around a well-planned internal estate road.

The buildings will be of steel portal frame construction. They will be finished with various forms of grey cladding to give an attractive and modern appearance. Curtain walling and glazing will be provided along parts of the buildings for functional purposes and to provide visual interest. Each unit will be served by a sectional door for loading.

Services

We are advised that main services will be 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.

Parking

Each unit will come with assigned parking spaces.

Unit	Each Unit	
	Sq ft	Sq m
Units 1 - 6	1,600	148.64
Units 8 - 9	3,010	279.63
Unit 10	2,420	224.82
Unit 11 - 12	3,440	319.58
AGGREGATE TOTAL	24,920	2,315.14

Car parking spaces

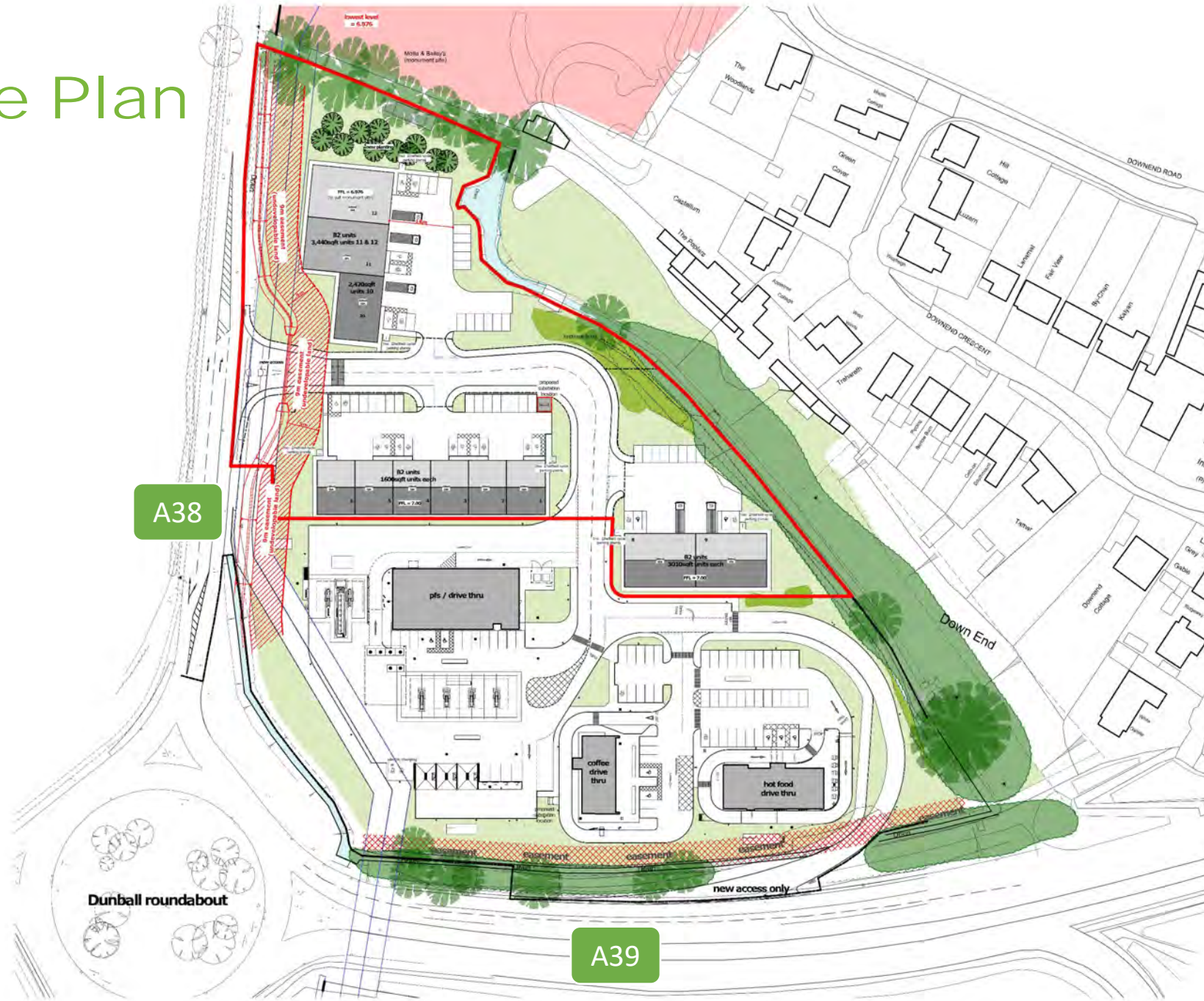


Surface level loading doors



Eaves height
6 m

Scheme Plan



Planning | Rates | EPC | Terms

Planning

We are advised that the scheme has planning consent for E(g), B2, B8 and trade counter (sui generis) uses, but any occupiers should make their own enquiries to the Planning Department of Somerset Council. [Somerset Planning](#)

Business Rates

The individual units will be assessed for business rates upon completion. 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.

Energy Performance Certificate

EPCs will be commissioned on the completion of the units.

Tenure/Terms

The units are available on a freehold or leasehold basis. Leases will be on a full repairing and insuring basis, for a term of years to be agreed and with 5 yearly upwards only rent reviews, with other terms by negotiation.

Code for Leasing

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

Rent/Purchase Price

Further information available upon request.

Legal Costs

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

References/Rental Deposits (for leasehold only)

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.

VAT

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

AML

A successful tenant/purchaser 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:



Alder King Property Consultants
Creech Castle Business Park
Bathpool
Taunton
Somerset TA1 2DX
www.alderking.com



Andrew Maynard
01823 444879
07831 154080
amaynard@alderking.com



Samantha Clayton
01823 444879
07341 461266
sclayton@alderking.com

AK Ref: AM/102435 Date: 06 2026 Subject to Contract



COMMERCIAL
AGENCY



INVESTMENT



BUILDING
SERVICES



PLANNING



RESIDENTIAL
DEVELOPMENT



PROFESSIONAL
SERVICES



MANAGEMENT
SERVICES



ASSET
RECOVERY

Important Notice

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol BS8 3BA. A list of all Members is available at the Registered Office.

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.