

Bridgwater – 14B The Avenue, Somerset TA6 3BW

First Floor Office to Rent



BLUE ALPINE

PROPERTY CONSULTANTS



Bridgwater – 14B The Avenue, Somerset TA6 3BW

First Floor Office to Rent



Property Features:

- Comprises self-contained office accommodation
- VAT is applicable to this property
- Available on a new lease with flexible terms
- Situated in the heart of the town centre with occupiers close by include Lloyds Bank, NatWest, Greggs, KFC, Sports Direct, Costa Coffee, WH Smith, Boots and HSBC, amongst many others.

Property Description:

Comprises first floor office accommodation accessed from the retail parade The Avenue, providing the following accommodation and dimensions:

First Floor: 71 sq m (764 sq ft)

Open plan reception/lobby, office rooms, kitchen, wc



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Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £125 + VAT per week (PCM: £541.67 + VAT)

Deposit: £1,625 (3 Months)

Rateable Value:

Rateable Value - £6,600 p.a.

Rates Payable - £0 p.a.

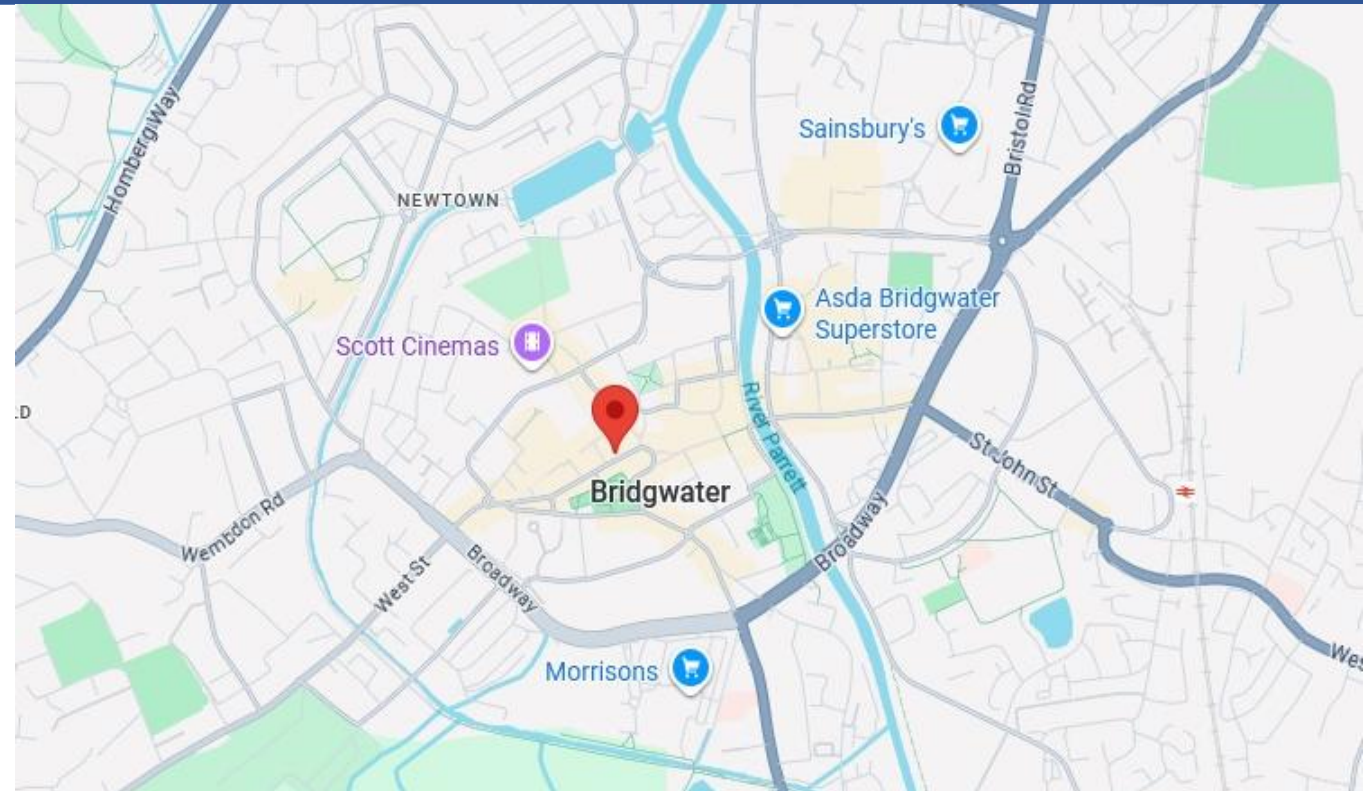
*Note - Small business rates relief available (subject to terms)

EPC:

The property benefits from a C Rating. Certificate and further details available on request.

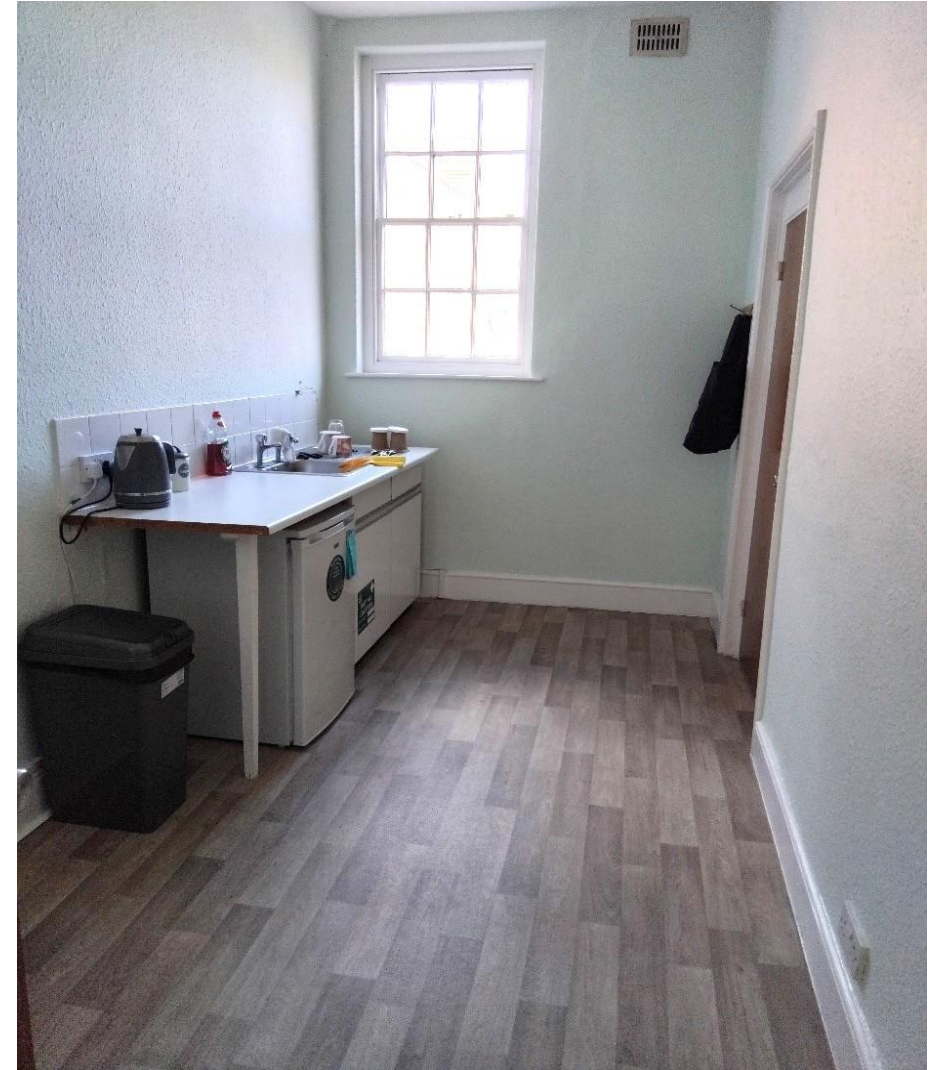
Location:

Bridgwater is located 10 miles north-east of Taunton and 33 miles south-west of Bristol. The town lies adjacent to the M5 motorway (Junctions 23 and 24) which provides access to Bristol, The Midlands and the South-West, with the A39 providing east/west links. Bridgwater Rail Station provides regular services to Taunton (10 mins), Exeter St Davids (37 mins) and Bristol Temple Meads. The property is situated in the heart of the town centre with occupiers close by include Lloyds Bank (adjacent), NatWest, Specsavers, Greggs, KFC, Prezzo, Sports Direct, Costa, WH Smith, Boots, HSBC and Vodafone amongst many others.



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Contacts:

For further information or to schedule a viewing, please contact a member of our team below.



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