



**TO LET**

# Unit 4, Festival Units

The Showground Business Park, Bridgwater. TA6 6LS

Modern Industrial/Warehouse unit – 4,887 sq ft gross approx.

# Location

Festival Units are strategically located in Bridgwater, a town with a strong industrial links and growing logistics and manufacturing .

The site benefits from being 1.5 miles to the M5 motorway, supporting efficient national distribution. Its location places it well within the South-West, allowing easy access to key UK markets.

The warehouse is positioned near major infrastructure and commercial developments in the area including Agratas & Hinckley Point C. Nearby occupiers include GAP Tool Hire, Falcon Vehicle Rental, Westerly BMW/Mini and Nagel Group.

**M5 Jct 24**



**1.5 miles south**

**Bridgwater**



**1.5 miles**

**Agratas**



**7 miles**

**HPC**



**12 miles**



# Accommodation

## Description

A modern, mid terrace industrial/warehouse unit. The accommodation provides versatile workshop/warehouse, office space & WCs on the ground floor, combined with kitchen/staff welfare facilities (could be further offices) on the first floor. The units were fully refurbished in 2023 to a good standard.

## Parking

The units are available parking for 15 cars to the front of the unit.

## Services

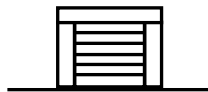
We are advised that mains electricity (3-phase), gas, water, drainage and fibre are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Area	sq ft	sq m
Ground Floor	4,510	419.01
First floor	377	35.04
<b>TOTAL</b>	<b>4,887</b>	<b>454.05</b>

**Industrial & Logistics**



**Surface level Door = 1**



**On-site parking**



**Office content**



**Eaves height  
6.86m**

**WC facilities**



# Planning | Rates | EPC | Terms

## Planning

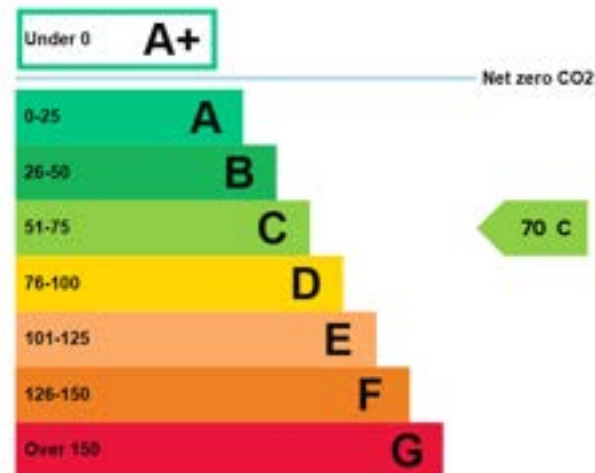
We are verbally advised that the accommodation has planning consent for industrial/warehouse use, but any occupier should make their own enquiries to the Planning Department of Somerset Council. [Somerset Planning Office](#)

## Business Rates

The unit has a rateable value of £38,750 (from 1 April 2026). 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](http://www.voa.gov.uk).

## Energy Performance Certificate



## Lease

The property is available by way of a new full repairing an insuring lease with other terms to be agreed by negotiation, or by way of assignment of the current lease (further details on request).

## Code for Leasing

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

## Rent

Upon application.

## Legal Costs

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

## 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.

## VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent. We recommend that the prospective tenants 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:



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**AK Ref: AM/102344    Date: 05 2026    Subject to Contract**



COMMERCIAL  
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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.

