



TO LET

Festival Units 1 & 2

The Showground Business Park, Bridgwater. TA6 6LS

Modern Industrial/Warehouse units – 10,500 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 from J25 of the M5 motorway, supporting efficient national distribution. Its location places it well within the Sout -West, allowing easy access to key UK markets.

The town is positioned near major infrastructure and commercial developments 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

Two modern adjoining and interconnecting industrial/warehouse units with potential for trade counter use. The accommodation provides versatile workshop/warehouse space, combined with a showroom and offices in Unit 1 and staff welfare accommodation over ground and first floors in each of the units. The units were fully refurbished in 2023 to a good standard.

Parking

The units are available with parking for 23 cars to the front of the units (with potential to create a secure yard)

Services

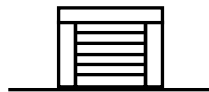
We are advised that mains electricity (3-phase), gas, water, drainage and fibre are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Area	sq ft	sq m
Unit 1 - Ground Floor	6,235	579.24
Unit 1 – First floor (offices & welfare)	1,058	98.29
Unit 2 - Ground Floor	3,040	282.39
Unit 2 – Mezzanine (kitchen)	167	15.49
TOTAL	10,500	975.41

Industrial & Logistics



Surface level Door = 1



On-site parking



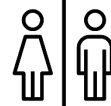
Kitchen(s)



Office content



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.

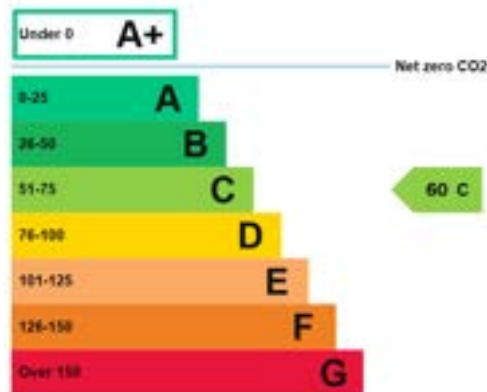
[Somerset Planning Office](#)

Business Rates

The units have a rateable value of £75,000 (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.

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: 04 2026 Subject to Contract



COMMERCIAL
AGENCY



INVESTMENT



BUILDING
SERVICES



PLANNING



RESIDENTIAL
DEVELOPMENT



PROFESSIONAL
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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.

alder king

PROPERTY CONSULTANTS

