



Unit 110–111

BRIDGWATER BUSINESS PARK

Bristol Road, Dunball, Bridgwater, TA6 4TB

FOR SALE • TO LET

TERRACED INDUSTRIAL UNIT

3,604–11,702 sq ft (334–1,087 sq m)

HALF A MILE FROM J23 M5

Unit 110-111

BRIDGWATER BUSINESS PARK



HALF A
MILE TO
J23 M5



TWO
STOREY
OFFICE



2 SURFACE
LEVEL
DOORS



9 CAR
PARKING
SPACES



2
VEHICLE
EV CHARGING

ACCOMMODATION

	Sq Ft	Sq M
Unit 110	3,604	334.82
Unit 111	4,394	408.22
Mezzanine	3,704	344.11
Total	11,702	1,087.15

Measured on a GIA basis.



April 2023



April 2023

MID-TERRACE INDUSTRIAL UNIT / POTENTIAL TO SPLIT

The property comprises a warehouse with a two-storey office to the front right elevation, accessed via two roller shutter doors.

The units may be available for purchase separately, subject to agreement.

Externally, the property benefits from two electrically operated level-access roller shutter doors (5.0m high x 4.45m wide), providing access to the loading and parking areas. There are nine standard car parking spaces, together with EV charging provision for two vehicles.

A substantial mezzanine floor is situated to the rear of the warehouse area providing further storage accommodation.



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Units 110-111 are located just off J.23, allowing for quick and easy access to the M5, consequently the estate neighbours Dunball Service Station which hosts occupiers such as KFC, Starbucks and Shell.

0.5

MILES

JUNCTION 23

3.4

MILES

BRIDGWATER

35.2

MILES

BRISTOL

45

MILES

EXETER

116

MILES

BIRMINGHAM

151

MILES

LONDON



SAT NAV
TA6 4TB



DUNBALL/BRIDGWATER • JUNCTION 23

Bridgwater is located in Somerset, in the South West of England. The town benefits from excellent transport links, being located on the M5 corridor, connecting Birmingham to Exeter as well as the M4/M5 interchange.

Bridgwater is home to the Agratas battery manufacturing facility and is the principal service hub for the Hinkley Point C project, supporting significant investment and employment across the region.

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BRISTOL ROAD
DUNB ALL
BRIDGWATER
TA6 4TB

TENURE

The property is available on a long leasehold basis (999 year lease from 2005), either as a whole, or split into two separate units. Alternatively, the whole property is or available on a new FRI lease, with terms to be agreed.

PURCHASE/RENT

The property has a guide price of £750,000 (for the whole) or offered to let for £65,000 per annum.

Prices for the unit if split on request.

VAT

All terms quoted are exclusive of VAT where appropriate.

BUSINESS RATES

The property is identified by the valuation office as a Warehouse & Premises with a rateable value assessment of £77,500 effective from 1st April 2026. For rates payable please contact the marketing agents.

PLANNING

We understand the property benefits from B1 (Light Industrial) and B8 (Storage and Distribution) Use.

We recommend interested parties make their own inquiries from Local authority.

SERVICES

We are advised that mains power, gas, water and drainage are available to the property.

LEGAL COST

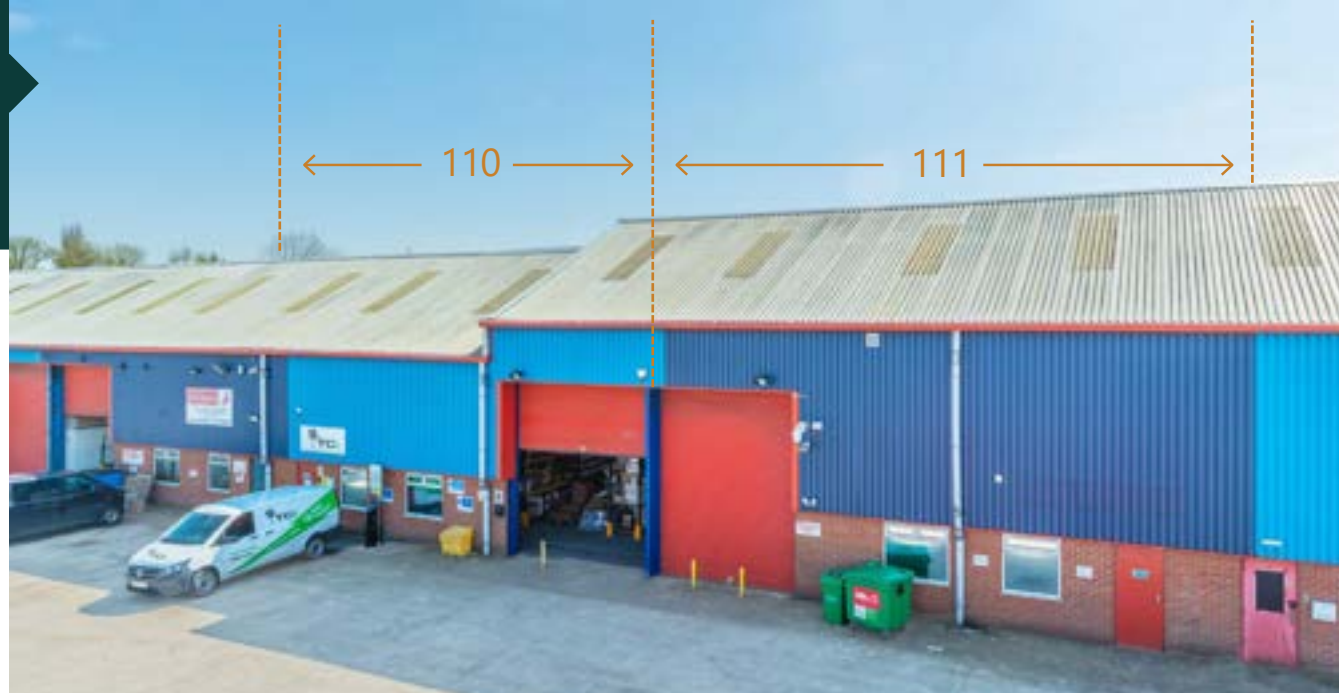
Each party is responsible for their own legal costs.

EPC

The property has an EPC rating of C.

ANTI-MONEY LAUNDERING

The successful party will be required to submit documentation to satisfy the Anti-Money Laundering regulations.



VIEWINGS

Please contact the joint marketing agents to arrange any viewings.



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