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PROPERTY CONSULTANTS

TO LET

Unit BB, Wylds Road

Bridgwater, Somerset, TA6 4BH

Showroom/Warehouse with Trade Counter, Office & Parking

21,488 sq ft (1,996.34 sq m) gross approx.

Location

Unit BB is located on Wylds Road, Bridgwater's principal trade counter/showroom location, with excellent access to the A38 Bristol Road and Western Way (A39). It is a well-established destination for trade counter and showroom uses, with occupiers including Screwfix, Howdens, Topps Tiles, Travis Perkins, Kellaway and Toolstation also trading on the estate.

Junctions 23 and 24 of the M5 are only 2 miles and 3.5 miles away respectively, providing direct access to Taunton (12 miles) and Bristol (34 miles).

Bridgwater is a well-established Somerset town offering a good range of shops, restaurants and staff facilities, with a strong local workforce. The area is also at the heart of two major infrastructure projects with Hinkley Point C, Britain's largest low-carbon energy project, with around 15,000 people working on its construction at peak and Agratas (Tata Group) investing £4 billion in a 40GWh battery gigafactory at the Gravity Smart Campus in Puriton, expected to create up to 4,000 jobs. Both are bringing significant workforce and supply chain activity to the town.

Jct 23 M5

2 miles

Jct 24 M5

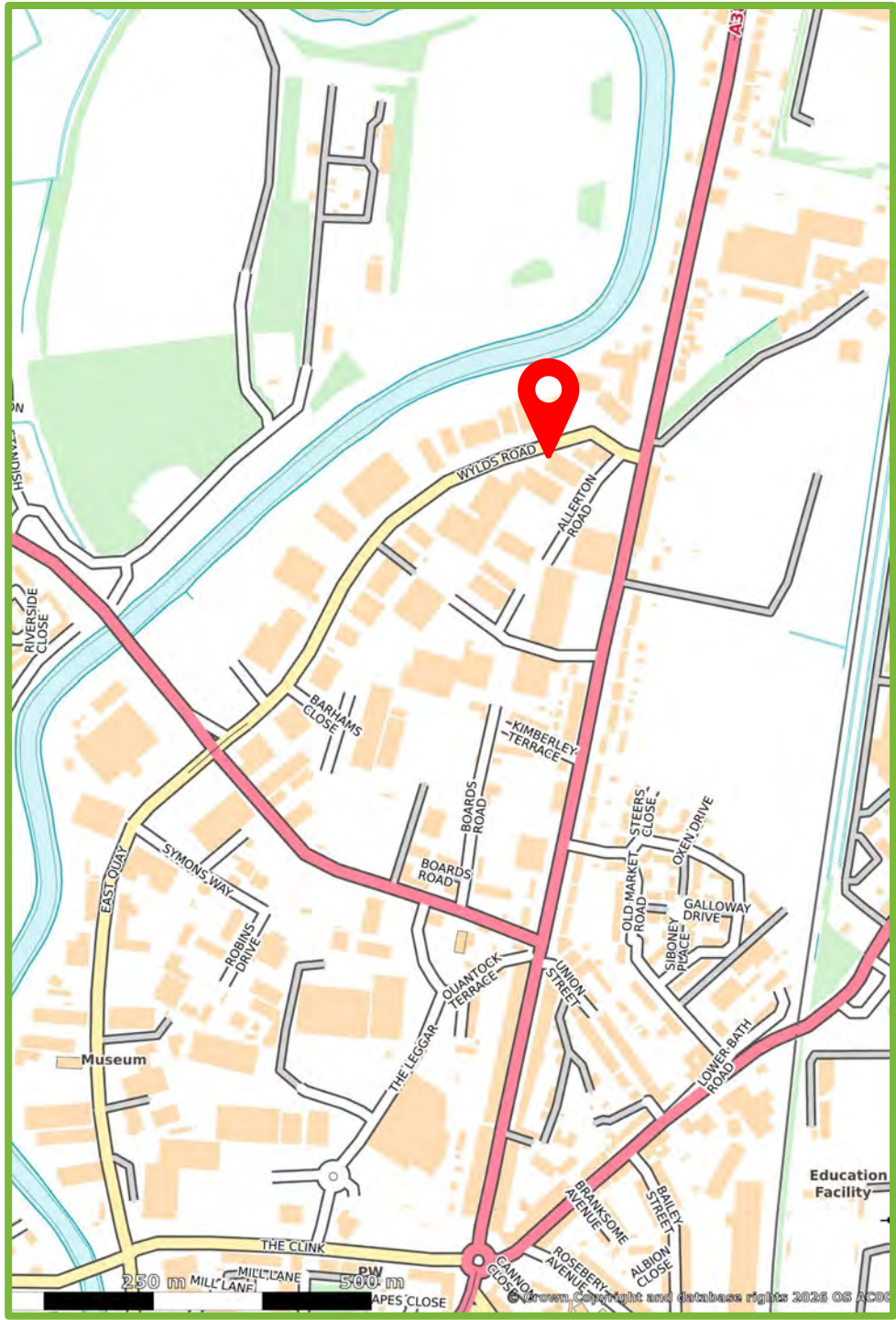
3.5 miles

Taunton

12 miles

Bristol

34 miles



Accommodation

Description
The property provides a well-configured combination of showroom, trade counter, office and warehouse accommodation occupying a prominent position on Wylds Road.

The front elevation benefits from an attractive glazed showroom frontage providing excellent natural light and strong display opportunities. Internally, the showroom and office areas are fitted with suspended ceilings incorporating recessed lighting, together with staff kitchenette and WC facilities. To the rear, the warehouse provides clear-span storage and operational space, accessed via a surface-level loading door suitable for deliveries and servicing.

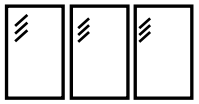
The premises are considered suitable for a variety of trade counter, showroom, retail warehouse, storage and distribution uses, subject to any necessary consents.

Parking
There is a car park and loading area to the front of the building.

Services
We are advised that mains electricity (3 phase), water and drainage services 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
Showroom	2,221	206.36
Trade Counter	953	88.57
Warehouse	18,037	1,675.67
Office	137	12.77
Kitchen	140	12.97
TOTAL	21,488	1,996.34

Glazed Showroom



Suspended ceilings



Recessed lighting



Kitchenette



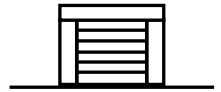
WC facilities



Onsite parking



Surface level Doors = 1

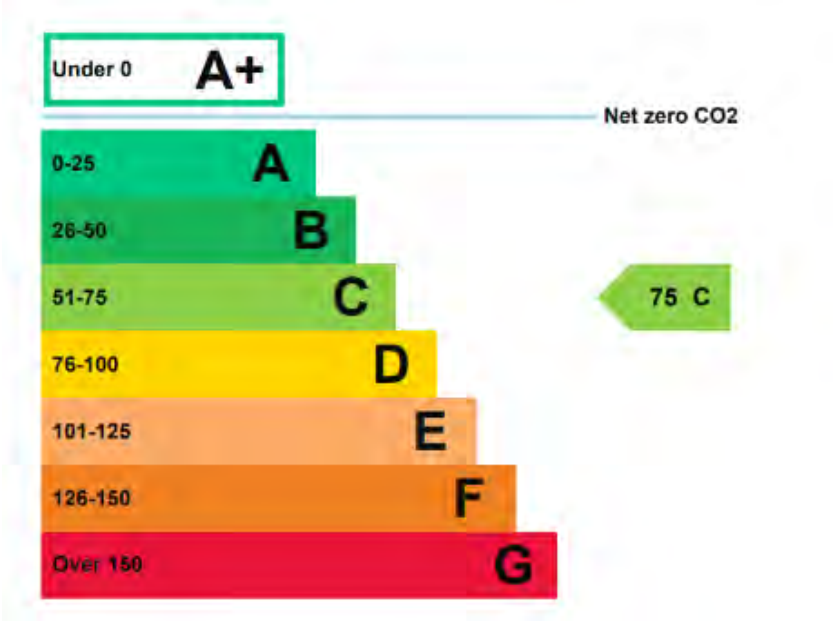


Planning | Rates | EPC | Terms

Planning
We believe that the accommodation has planning consent for Class B8 with Trade Counter and Showroom, but any occupier should make their own enquiries to the Planning Department of Somerset Council. Follow the link - Somerset Planning Office

Business Rates
The current Rateable Value, effective from April 2026 is £137,000. 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 rating assessment. **www.voa.gov.uk.**

Energy Performance Certificate



Lease
The property is available on a new full repairing and insuring lease with terms to be negotiated.

Rent
The property is offered to let for £185,000 per annum exclusive of VAT.

Code for Leasing
For the latest RICS advice on commercial property leasing, please consult the Code for leasing business premises, 1st edition

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 will be levied on the rent. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

AML
A successful tenant 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/102788 **Date:** Nov 2026 **Subject to Contract**



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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 adv ce from a specialist source.

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NB. All racking and shelving has been removed from the property