russell
PROPERTY CONSULTANTS
01179 732 007

INDUSTRIAL / MANUFACTURING, INDUSTRIAL / WAREHOUSE TO LET

£8.25 per sq ft

10,812 sq ft

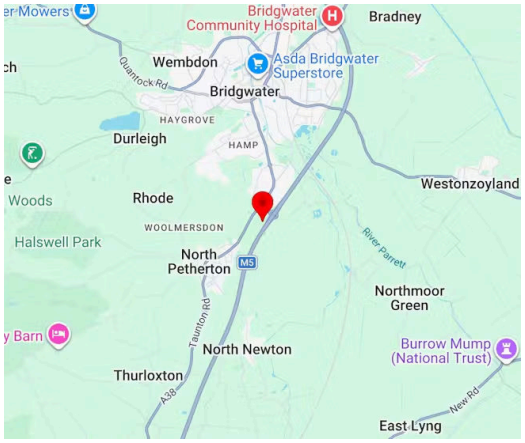
Unit A Huntworth Way, Bridgwater, TA6 6FA

Modern warehouse / production unit with generous loading provision benefitting from excellent access to J.24 M5.

- End of terrace warehouse / production unit
- Excellent access to J.24 of the M5
- 7m eaves
- Level loading door
- Ground and first floor offices
- C.16 car parking spaces
- Loading area
- Available now

0117-9732007
www.russellpc.co.uk









Description

The property consists of an end of terrace warehouse of steel portal frame construction under a profile insulated sheet roof incorporating C.10% roof lights, on a polished concrete floor. Internally the property is configured to provide ground floor offices / production rooms, with a staircase leading to several offices on the first floor. The offices are finished with carpeted floor, suspended ceiling and recessed LED lighting. The warehouse benefits from LED lighting and access is provided via a single electric up and over door.

Externally the property benefits from a generous loading bay with C.16 car parking spaces.

Location

The unit is located off Taunton Way (A38), which links Bridgwater and Taunton, with J.24 M5 approximately 1 mile from the property providing access to Bristol and Exeter.

Accommodation

Name	sq ft	sq m
Ground - Warehouse	7,937	737.37
Ground - Ground Floor Office	1,497	139.08
1st - First Floor Office	1,378	128.02
Total	**10,812**	**1,004.47**

Viewings

Please contact the marketing agent.

Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

Anti-Money Laundering

The successful lessee will be required to provide the usual information to satisfy the anti-money laundering requirements when Heads of Terms are agreed.

Summary

- Rent: £8.25 per sq ft
- Business rates: £42,240 per annum
- Service charge: n/a
- EPC: C (62)
- Lease: New Lease

Further information

- View details on our website

Contact & Viewings



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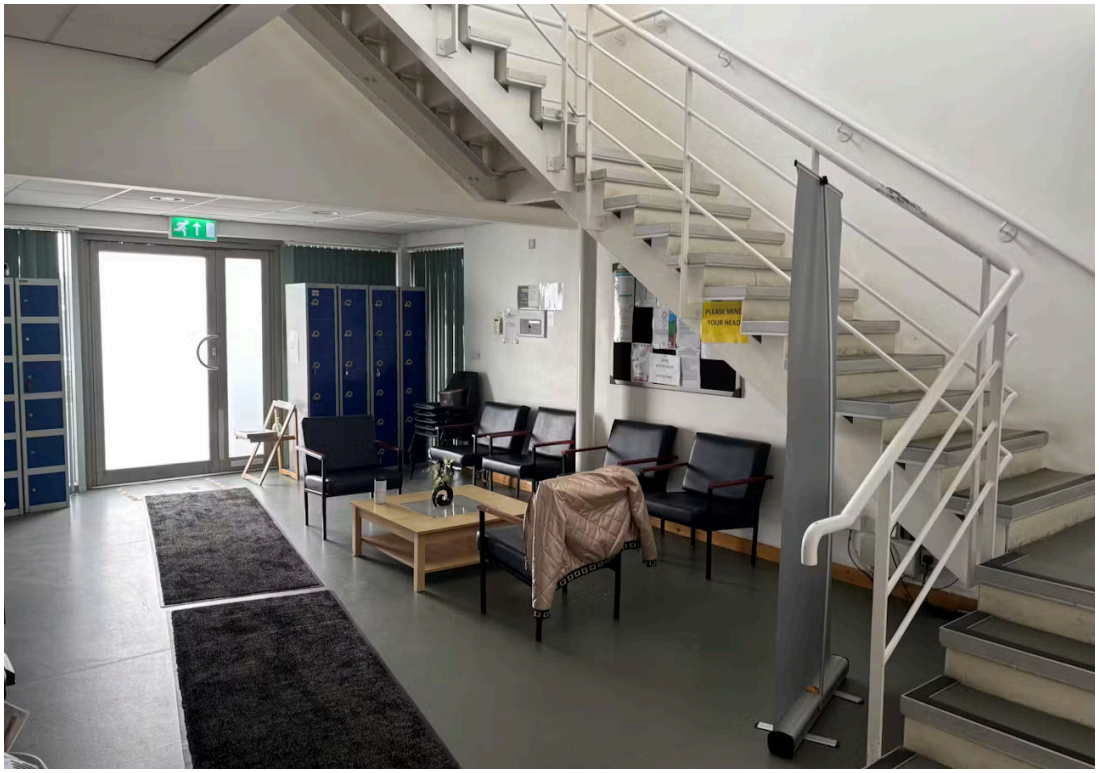
These particulars are believed to be correct but accuracy cannot be guaranteed and they are expressly excluded from any contract.




Seed