

Industrial

Unit 6 | Blake Mill Business Park

📍 Brue Avenue, Bridgwater, TA6 5LT

Unit 6 | 927 sq ft

Industrial Unit coming soon

Blake Mill Business Park offers high quality and modern business space in a highly accessible location. The well-established estate has a range of engineering, manufacturing, and trade occupiers and is suitable for a wide range of business needs. The estate is situated near to the £16bn Hinckley Nuclear Development with quick access to the M5 via the A38, providing excellent access to the South West of England.



Lease Type

New

✔ Unit Summary

- Starter Unit
- 24 Hour Access
- Flexible Space
- Well Maintained Estate
- Car Parking
- WC Facilities

View Floor Plans →

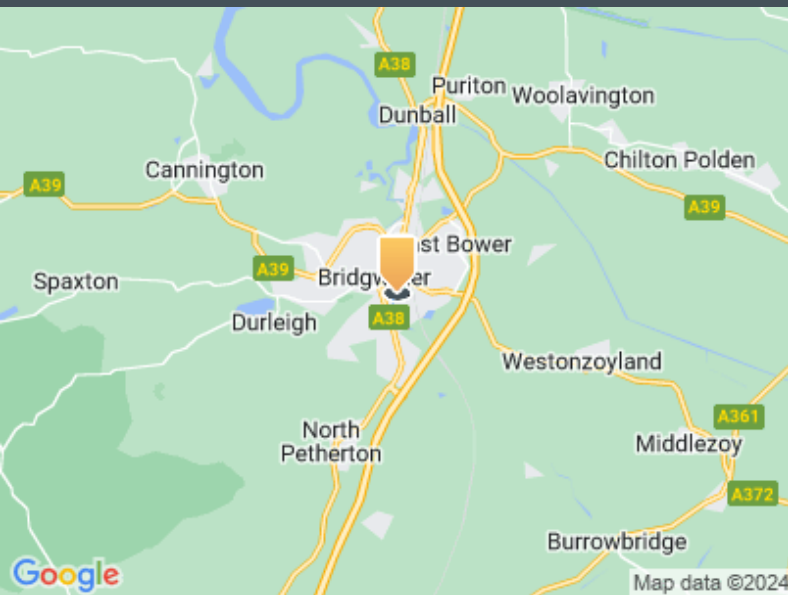
£ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£11,600.00	£12.51
Rates	£4,332.60	£4.67
Maintenance Charge	£2,100.00	£2.27
Insurance	£185.40	£0.20
Total Cost	£18,218.00	£19.65

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

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Location

Blake Mill Business Park is located 2 miles from the M5 motorway and is located less than a mile to the south of Bridgwater town centre. Taunton is 11 miles to the south and Bristol is located approximately 37 miles to the north east. The estate is a 25 minute drive to Hinkley Point.



Road

Swift access to the M5 in under 2 minutes and less than a mile south of the town centre.



Airport

Bristol airport is a 40 minute drive



Rail

Swift access to the M5 in under 2 minutes and less than a mile south of the town centre.

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Strictly by prior appointment.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	D (98)



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Key Contact



Alex Crowther

Customer Engagement Manager

"Alex joined Industrials in 2022 and is our Customer Engagement Manager for our properties in Wales and the South. Please drop Alex a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of Industrials.co.uk."



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