



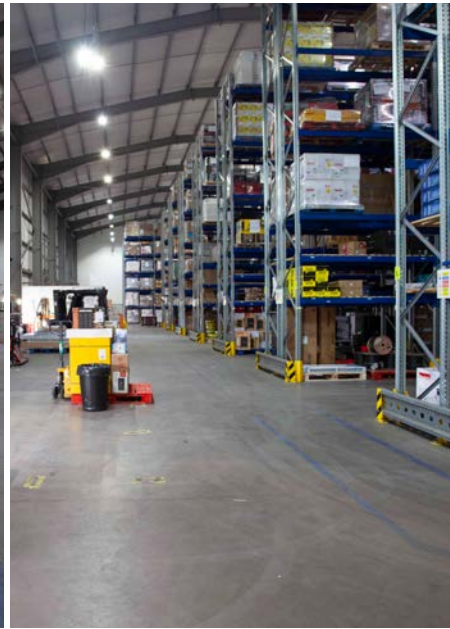
TO LET

DETACHED
HIGH BAY WAREHOUSE
WITH SECURE YARD

UNIT 2 - 55,057 sq ft

UNIT 2
55,057 sq ft

**EXPRESS
PARK**
BRIDGWATER - TA6 4RN



LOCATION

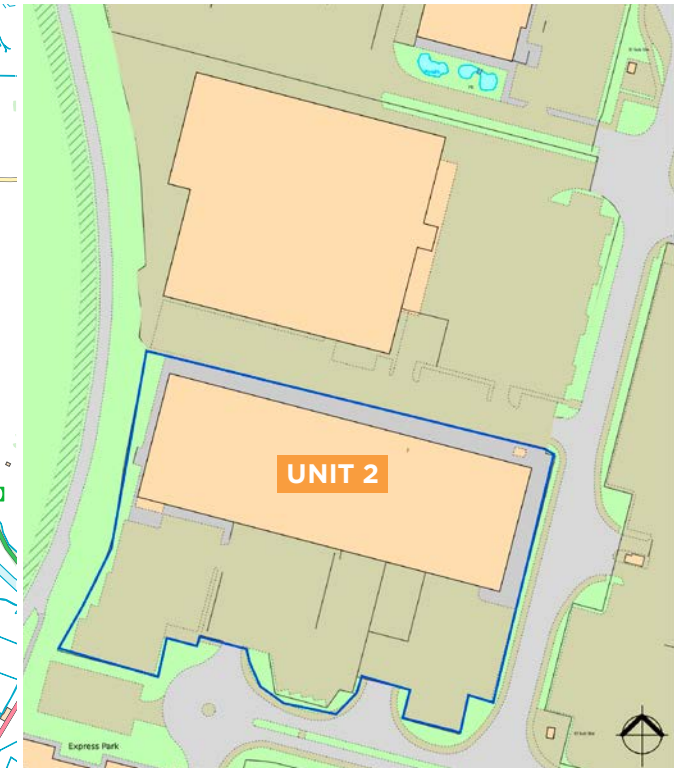
The property is located within Express Park an established business park located on the northern side of Bridgwater with other occupiers including.



Access into the scheme is via the A38 Bristol Road which connects with Junction 23 of the M5 approximately 2.5 miles to the north. J24 of the M5 is approximately 7 miles to the south.

Bridgwater town centre is 2 miles to south with the Hinkley Point Power Station site within 12 miles.

Bristol	36 miles (50 mins)
Gloucester	68 miles (1 hr 15 mins)
Swindon	74 miles (1 hr 21 mins)
Taunton	16 miles (25 mins)
Yeovil	30 miles (50 mins)
Exeter	46 miles (57 mins)
Plymouth	88 miles (1 hr 33 mins)
Truro	136 miles (2 hrs 16 mins)



DESCRIPTION

UNIT 2

A detached modern distribution and office building set within a secure fenced and gated site.

The building has the following areas:

AREA	SQ FT
Ground Floor Warehouse	37,767
Ground Floor Office/Stores	8,624
First Floor Office (inclusive of Tenants extension) (approx. 5,400)	8,666
TOTAL USABLE AREA	55,057

The Building has the following features:

- Steel portal frame construction beneath a curved roof
- 10m to underside of the haunch
- 5 surface level loading doors
- 2 dock doors
- 2 level doors in the rear elevation
- B8 Use

LEASE

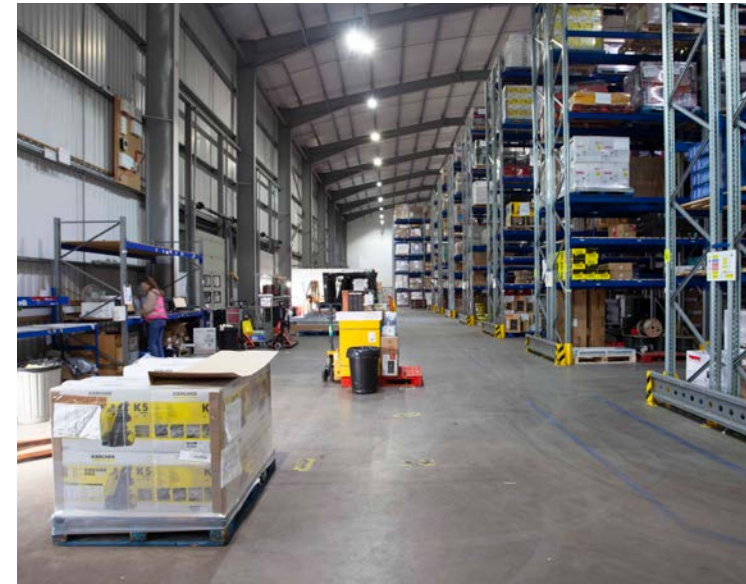
The property is held on a full repairing and insuring lease for term of 15 years from 22/6/2011 incorporating 5 yearly upward only rent reviews and expiring on 21/6/2026.

The building is offered by way of assignment or the grant of new full repairing & insuring sublease for a term expiring on 21/6/2026 and drafted outside the Security of Tenure provisions of the 1954 Landlord and Tenant Act.

RENT

Unit 2 - £355,400 pa exc.

Rent exclusive of rates, VAT, insurance and service charge.



PLANNING

The building has most recently been used for B8 Storage and Distribution uses under the Town & Country Planning (Use Classes) Order 1987 although we understand B2 (General Industrial) or uses formerly described by the category B1c may be permitted subject to Planning Permission being obtained.

Interested parties are recommended to make enquiries with Somerset Council.
www.somerset.gov.uk

SERVICES

We are advised that main services are connected to the premises and 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.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

Unit 2 - C (60).

ASBESTOS REGULATIONS

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.

VAT

Under the Finance Acts 1989 and 1997, VAT will be levied. We recommend that the prospective tenants establish the implications before entering into any agreement.

MONEY LAUNDERING REGULATIONS

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any tenant to provide information and documentation to satisfy our legal obligations.





FURTHER INFORMATION

For further information or to arrange an inspection, please contact the agents:

alder king

PROPERTY CONSULTANTS

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Important Notice. These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. HD2563 AK 02/2024