

alder king

PROPERTY CONSULTANTS

TO LET

Unit P3

Peninsula Business Park, Bristol Road, Bridgwater, TA6 4QB

Warehouse / production unit

Location

The property is situated on Peninsula Business Park, strategically placed just off J22 of the M5 midway between Bristol and Exeter, with access off the A38. The business park is a new development with occupiers including Monmouth Scientific and Somerset Willow and with three further units to be completed by mid 2025 totalling 28,000 sq ft.

The town is the main access point for the Hinkley Point C nuclear power plant development and the planned Agratas Gigafactory, Britain's biggest electric vehicle battery manufacturing facility, around 3 miles to the northeast of the property, which will create 4,000 new jobs with a £4 billion investment.

M5



J22 - 2 miles

Bristol



33 mile

Hinkley Point



12 miles



Accommodation

Description

The property provides modern (constructed in 2021) warehouse / production space with office, WC and kitchenette. The building is steel portal frame with brick/blockwork base walls with composite cladding above and to the roof (with 10% translucent panels) with power floated concrete floors (35kN/m² floor loading). Internally the unit is divided from front to back (60:40) with interconnecting door and includes two enclosed production / storage rooms. The building benefits from LED lighting, gas fired space heaters, electrically operated up and over loading doors with separate personnel doors. Externally the property has access over a shared entrance with parking adjacent to the building.

Services

We are advised that all main 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. The main building has 3-phase electricity and includes fire and intruder alarm systems.

Area	Sq ft	Sq m
Building	10,134	941.53

Industrial & Logistics



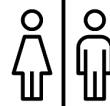
Kitchenette



Onsite parking



WC facilities



**Haunch height
6.5m**



**Surface level
Doors = 3**



Planning | Rates | EPC | Terms

Planning

The property has planning permission for B2 and B8 uses (planning application reference [09/20/00017](#)).

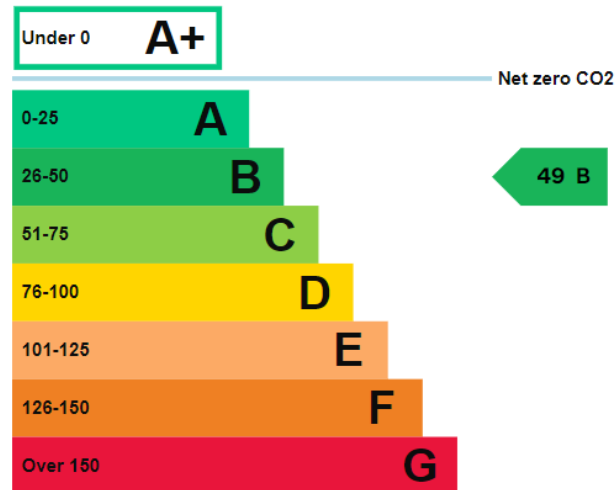
Any occupier should make their own enquiries to the Planning Department of Somerset Council (www.somerset.gov.uk).

Business Rates

The property is currently combined with the rating assessment for the adjoining building and will therefore require the assessment to be split.

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 ratings assessment.. www.voa.gov.uk.

Energy Performance Certificate



Tenure

The property is by way of a new sub lease for a term of 3 to 5 years on full repairing and insuring terms. The lease will be outside the security of tenure provision of the Landlord & Tenant Act '54.

Rent

The property has an asking rent of £92,500 per annum.

Legal Costs

Each party is to be responsible for their own legal costs.

VAT

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

AML

A successful occupier will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Viewing Arrangements

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



Alder King Property Consultants

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AK Ref: AM/N99591
Date: April 2024
Subject to Contract



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Important Notice

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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 advice from a specialist source.

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