

BRIDGWATER

MODERN TRADE-COUNTER /
PRODUCTION / WAREHOUSE
UNIT

TO LET

4,630 FT² / 430 M²



**UNIT 2
HUNTWORTH GATE
HUNTWORTH BUSINESS PARK
BRIDGWATER TA6 6TS**

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LOCATION

Huntworth Gate is a modern development of 3 production and warehouse units located on the south-eastern side of Bridgwater on the successful Huntworth Business Park development within easy reach of the town centre. The development is adjacent to Junction 24 of the M5 Motorway and the buildings enjoy exceptional motorway access. Nearby occupiers include the Sedgemoor Services, Trig Engineering, Argos and Hermes. The location of the property is shown on the attached plan.

DESCRIPTION

The unit has been constructed to a high standard for occupiers including the following features:

- † Single span steel frame construction
- † Power floated concrete floor with 28 KN/m² floor loading
- † Minimum 6.0m clear eaves height
- † Electric sectional loading doors
- † Offices with carpeting, heating and lighting (40m² / 435 ft² per unit inc WCs)
- † Provision for first floor offices
- † Secure, fenced site
- † Excellent car parking provision – 12 spaces
- † Concrete surface to lorry loading and turning areas
- † High quality silver colour cladding to elevations and roof

FLOOR AREAS

Unit	Size M ²	Size FT ²	Parking Spaces
Unit 1	LET	LET	-
Unit 2	430.21	4,630	12

All areas are Gross Internal Floor Areas. Imperial figures are rounded.

LEASE TERMS & RENT

The unit is available to let on a new lease for a minimum term of 5 years drawn on a full repairing basis.

The initial rent will be **£30,000** for years 1 & 2 rising to £32,500 p.a. until review.

Rents are exclusive of insurance, service charge, VAT and rates.

RATES & ENERGY PERFORMANCE

Business Rates: Workshops and Premises Rateable Value (Unit 2) £32,000

Energy Performance Certificate: Band: D.

LEGAL COSTS

Each party is to pay their own legal costs incurred in the transaction.

FURTHER INFORMATION AND VIEWING

Contact: Joint Agents:
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