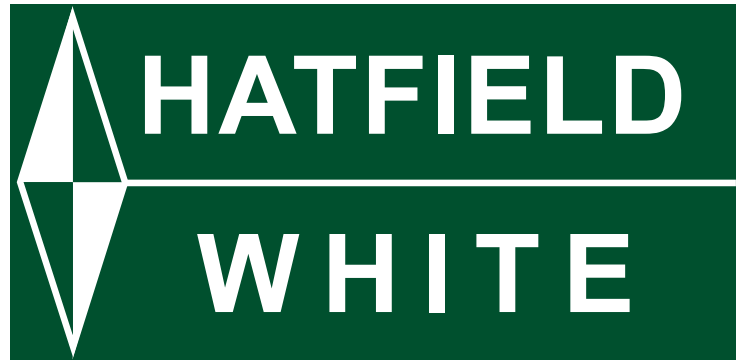


BRIDGWATER

PROMINENT TRADE-COUNTER /
PRODUCTION / WAREHOUSE
UNIT

TO LET

8,210 FT² / 762.7 M²



UNIT ZZ3
WYLDS ROAD
BRIDGWATER TA6 4DH

Victoria House • Victoria Street • Taunton TA1 3FA • Fax: 01823 353133

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LOCATION

The unit is located on the eastern side of Bridgwater on the popular Castlefields Estate within easy reach of the town centre and Junction 23 and 24 of the M5 motorway. Wylde Road is a busy route between the town centre and the A38 linking with the Motorway and is popular with retail, showroom, trade, wholesale and manufacturing occupiers. The unit is directly adjacent to Magnet and Countrywide Stores and nearby occupiers include Rowcliffe Vauxhall, Riders Motorcycles, Brandon Hire and Wickes. The location is shown on the attached plan.

DESCRIPTION

The unit was refurbished in 2007-8 to a high standard and includes the following features:

- † Single span steel frame construction to main working area
- † Power floated and painted concrete floor
- † Minimum 4.6m clear eaves height to main area. Min 3.33m to flat roof section.
- † 2No. Electric sectional loading doors
- † Office / trade-counter with carpeting and lighting – up to 133.87m² / 1,440 ft²
- † Excellent car parking provision
- † Concrete surface to lorry loading apron with macadam parking and turning areas
- † High quality colour cladding to upper elevations

FLOOR AREAS

Ground floor office / trade counter & welfare area	133.87 m ²	1,440 ft ²	Parking Spaces 15
Ground floor workshop/warehouse (full height)	512.43 m ²	5,515 ft ²	
Ground floor workshop/warehouse (reduced height)	116.39 m ²	1,225 ft ²	
Total	762.69 m²	8,210 ft²	

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

LEASE TERMS & RENT

The unit is available to let on an assignment of the existing lease with a term expiring in September 2018. The lease is drawn on a full repairing basis. A longer term lease option has been discussed with the landlord and may be available by negotiation.

Rent: £55,000 p.a. exclusive of insurance, service charge, VAT and rates.

RATES & ENERGY PERFORMANCE

Business Rates: Vehicle Repair Workshop and Premises Rateable Value (Units 1 & 2)
£46,000

Energy Performance Certificate: Band: C.

LEGAL COSTS

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

FURTHER INFORMATION AND VIEWING

Contact: Nigel Hatfield, Hatfield White on 01823 353033 nhatfield@hatfieldwhite.co.uk

1 September 2016

Property Address: **UNIT ZZ3 WYLDS ROAD BRIDGWATER.**
Scale: **NOT TO SCALE.**
Date: **AUG 2016.**
Ref: **NAH.**



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