

BRIDGWATER

OPEN STORAGE LAND

TO LET

0.256 ACRES

(1,040 M²)



**ROBINS DRIVE CASTLEFIELDS
BRIDGWATER TA6 4DL**

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

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LOCATION

Bridgwater is the second largest town in Somerset and is situated twelve miles north of Taunton and 35 miles south west of Bristol. The M4/M5 interchange is approximately 35 minutes (38 miles) to the North. The town has good road communications, being in close proximity to both junctions 23 and 24 of the M5 motorway.

The Castlefields Industrial Estate is located off the A38 Bristol Road and East Quay, leading to Robins Drive, forms part of the main traffic route to the north and west of the town centre including the important A39 route to Hinkley Point C. Bridgwater town centre is within 1 mile to the south and Junction 23 of the M5 motorway is 2.7 miles to the north. Nearby occupiers include Riders Harley-Davidson, Wickes, J Sainsbury, Southgate Plastics and Ambersil.

DESCRIPTION

The available land is located fronting Robins Drive with access via East Quay/Wylds Road. The land is currently fenced, gated and has a gravelled surface. Mains power can be made available to the site. The site is shown on the attached plan.

AREAS

The site has an approximate area of 0.256 Acres (11,150 ft² or 1,040 m²).

LEASE TERMS & RENT

The site is available by way of a new lease for a term of 6 years with a mutual break and a rent review (linked to CPI) at the end of year 3.

The commencing rent is £10,000 p.a.

The tenant will pay the landlord's insurance charge in respect of the premises. Details on application.

RATES & ENERGY PERFORMANCE

Rates are to be assessed.

EPC not applicable

LEGAL COSTS

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

FURTHER INFORMATION AND VIEWING

Please contact: Nigel Hatfield at Hatfield White on 01823 353033 or nhatfield@hatfieldwhite.co.uk

12 November 2018

Property Address: 2 Robins Drive, Bridgwater, Somerset
Scale: Not to Scale
Date: August 2017
Ref: DCW/dcw/J171243VAL



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