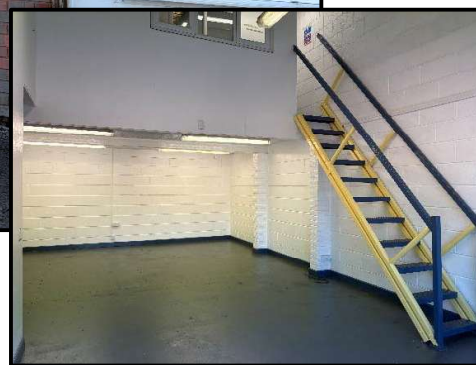


BRIDGWATER

BUSINESS UNIT

TO LET

**464 FT² / 43.15 M²
PLUS MEZZANINE**



**UNIT C CARTWRIGHT MILL BUSINESS CENTRE
BRUE AVENUE BRIDGWATER TA6 5LT**

Victoria House • Victoria Street • Taunton TA1 3FA

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01823 353033

LOCATION

Brue Avenue is within the established employment area of Colley Lane within easy reach of Bridgwater town centre, the A38 and the M5 Motorway (1.5 miles). The surrounding occupiers include Jasun Envirocare, Labelling & Packing Solutions, Penny Lane and Interpump. The area benefits from the Colley Lane Southern Access Route linking to The Showground and Junction 24 of the M5 Motorway. The location of the property is shown on the attached plan.

Bridgwater is a busy commercial town located to the west of the M5 motorway, served by Junctions 23 & 24 and supports both the Hinkley C nuclear project and the Agratas battery manufacturing plant, both under construction. The town also has long established industries in the packaging, food processing and distribution sectors.

DESCRIPTION

Business unit / workshop / warehouse with car parking. The property offers the following features:

- ✦ Single span construction
 - ✦ Painted concrete floor
 - ✦ Minimum 4.27m clear height to storage area
 - ✦ Mezzanine with kitchen point and office
 - ✦ 2 car parking spaces
 - ✦ Single WC
 - ✦ Single phase power with 3-phase capacity
 - ✦ Lighting to warehouse and ancillary areas
- Suitable for Class E and B8 uses (Business and storage)

FLOOR AREAS

Ground Floor	43.15 m ²	464 ft ²	
Mezzanine kitchen, office and storage	<u>21.11 m²</u>	<u>227 ft²</u>	
Total	64.26 m ²	692 ft ²	Gross Internal Floor Areas

LEASE TERMS & RENT

The unit is available to let on a new tenant repairing and insuring lease for a term of 6 years with rent review and tenant break option at the end of year 3.

Rent: £6,240 p.a. (£120 per week) exclusive of insurance, service charge and VAT.

RATES & ENERGY PERFORMANCE

Rateable Value: To be reassessed Description: Workshop & Premises.

For details of rates payable please contact Somerset Council on 0300 123 2224.

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: Nigel Hatfield, Hatfield White on 01823 353033

nhatfield@hatfieldwhite.co.uk

5 May 2026

Property Address:

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BRUE AVENUE BRIDGWATER TA6 5LT**

Scale:

NOT TO SCALE

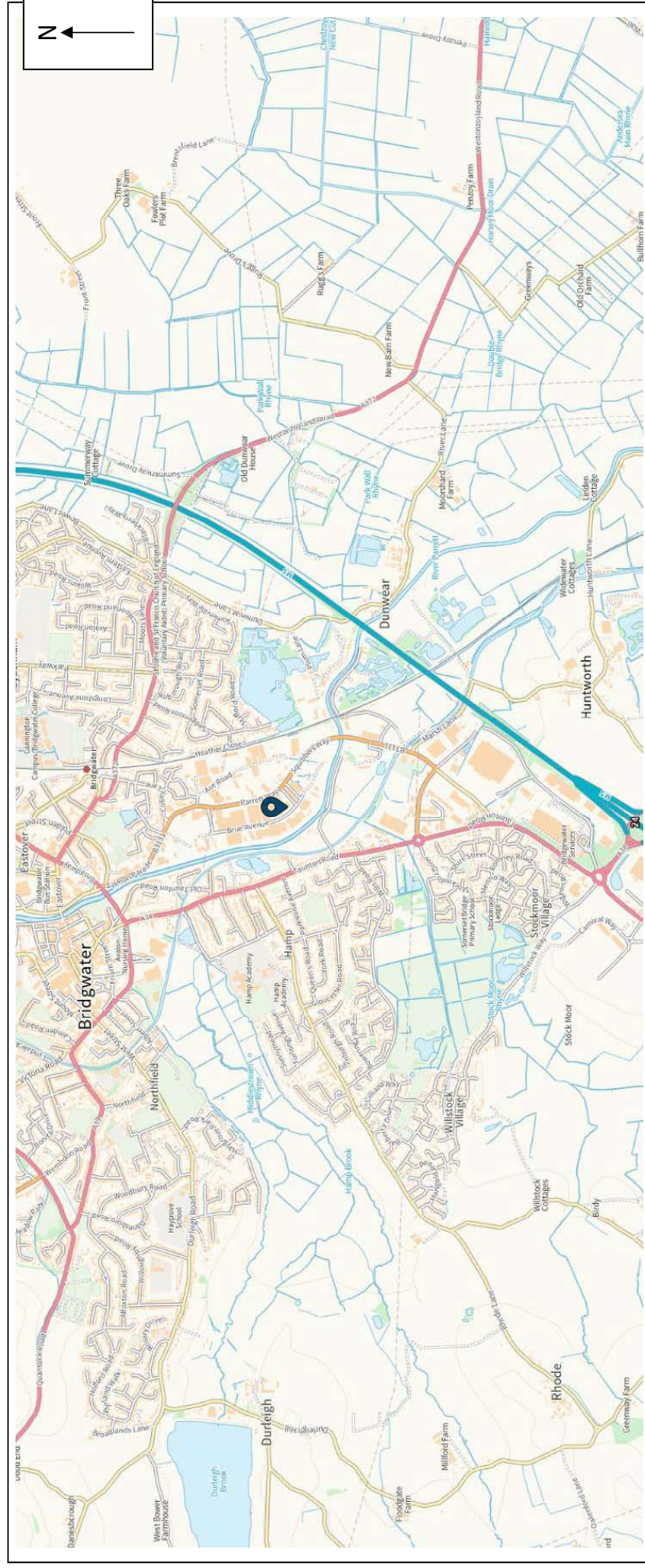
Date:

MAY 2026



LOCATION PLAN

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SITE PLAN

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