

BRIDGWATER

BUSINESS UNIT

TO LET

1,165 FT²/ 108.24 M²
PLUS MEZZANINE



UNIT K 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
- Concrete floor
- Minimum 3.4m clear height rising to 4.3m
- Mezzanine office / training room with air conditioning
- Sectional up & over loading door w-3.0m x h-3.25m
- Reception / office
- Single WC
- Single phase power with 3-phase capacity
- Lighting to warehouse and ancillary areas
- Suitable for Class E, B2 and B8 uses (Business, industrial and storage)
- 4 car parking spaces

FLOOR AREAS

Ground Floor office	11.11 m ²	120 ft ²	Gross Internal Floor Areas
Ground Floor workshop	97.13 m ²	1,045 ft ²	
Ground Floor Total	108.24 m²	1,165 ft²	
Mezzanine office and storage	41.61 m ²	450 ft ²	
Total	149.85 m ²	1,615 ft ²	

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: £11,000 p.a. (£917 per month) exclusive of insurance, service charge and VAT.

RATES & ENERGY PERFORMANCE

Rateable Value: £10,000 Description: Workshop & Premises.

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

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

15 July 2026

Property Address:

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

Scale:

NOT TO SCALE

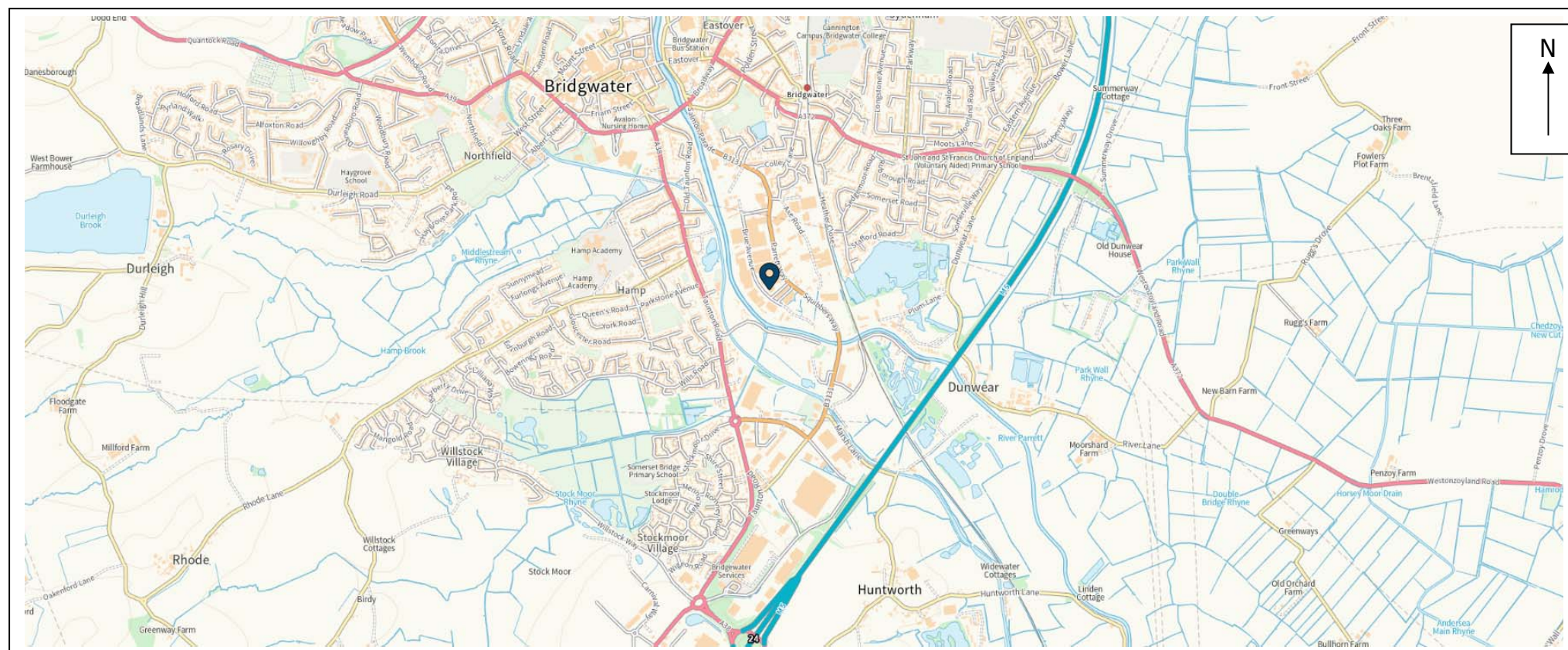
Date:

MAY 2026



LOCATION PLAN

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SITE PLAN

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