



WAREHOUSE/FACTORY UNITS FROM 1,600 – 43,800 SQ FT.

HIGH QUALITY OFFICE SUITES WITH CAR PARKING.

TO LET



**CRYPTON BUSINESS PARK, BRISTOL ROAD, BRIDGWATER, SOMERSET,
TA6 4SY.**

- Office Suites from 190 sq ft to 1,735 sq ft.
- Units available from between 1,600 sq ft to 43,800 sq ft.
- Located close to the M5 Motorway.
- Onsite car parking.
- Flexible lease terms available.

Contact: Tony Mc Donnell MRICS – 07771 182608 / tony@cluff.co.uk

Crypton Business Park, Bristol Road, Bridgwater, TA6 4SY.

LOCATION

Crypton Business Park is situated on the main A38 Bristol Road. It is approximately 1 mile north of Bridgwater town centre and two miles south of Junction 23 of the M5.

The property is located close to the entrance to the nearby Express Business Park, which provides conference facilities as well as a health club.

DESCRIPTION

The office suites are located within an interesting Art Deco styled building on the frontage of the Crypton Business Park.

Access is from the front of the building via an imposing entrance foyer and entry phone system. There is a stair lift providing disabled access to the first floor.

Several offices suites are available within the property, at ground and first floor level.

Further facilities include suspended ceilings throughout, heating, carpeting, double glazing to the front windows, plentiful power points. DDA compliant stair lift and parking included. Suite A has the benefit of air conditioning.

Various warehouse/factory units are also available as per the accommodation schedule set out below. The units are of different sizes, layout and age of construction.

ACCOMMODATION

	Area	RENT (per annum)
OFFICES		
Ground floor suite A1 with storage	1,735 sq ft	£12,250
Suite B	540 sq ft	£ 3,500
Suite E1	800 sq ft	£ 5,200
First floor		
Suite J	1,005 sq ft	£ 7,000
Suite G3	190 sq ft	£ 1,400

(The rents quoted above for the office suites are inclusive of the annual service charge. The service charge includes the electricity and heating costs for the office suites).

UNITS

Unit 1	25,840 sq ft	£77,500
Unit 2	17,960 sq ft	£49,390
(Units 1 and 2 combined provides	43,800 sq ft)	
Unit 5b	2,500 sq ft	£10,000
Unit 6	1,600 sq ft	£ 6,500
Unit 7	1,650 sq ft	£ 6,500
Unit 8a (with compound)	1,839 sq ft	£18,500

BUSINESS RATES	Rateable Value (2017 Draft Valuation)	EPC Rating
Suite A1	£10,000	C75
Suite B	£3,000	D83
Suite E1	£4,700	C73
<i>First floor</i>		
Suite J	£6,200	E120
Suite G3	£1,225	D78
Unit 1 & 2	£164,000	D99
Unit 5b	£9,900	G196
Unit 6 and 7	£11,750	E108
Unit 8a	£4,550	G282

Interested parties should make their own enquiries with the Local Authority to ascertain the rates payable.

TERMS

The office suites and the various units are available by way of new flexible term leases. Full terms upon application.

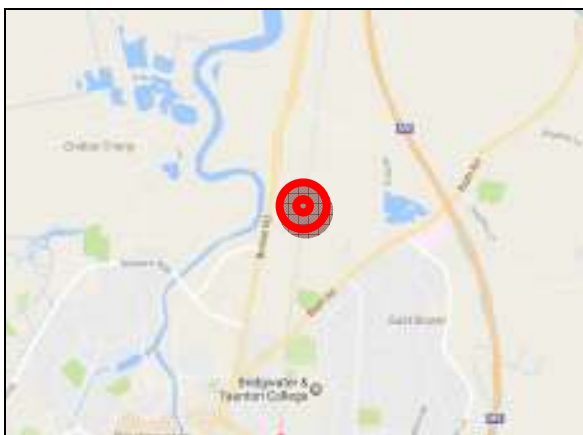
LEGAL COSTS

The ingoing tenant is to be responsible for the Landlord's reasonable legal costs in the transaction.

CONTACT

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