



First Floor Office Suites

TO LET



FIRST FLOOR OFFICE SUITES, CRYPTON BUSINESS PARK, BRISTOL ROAD, BRIDGWATER, TA6 4SY.

- Crypton Business Park is prominently located along Bristol Road.
- Benefitting from excellent communication links, within 1 mile of the M5.
- Suites from 150 sq ft to 1,250 sq ft to suit requirements.
- Onsite car parking available.
- Rent: From £1,500 per annum to £14,500 per annum.

Contact: Tony Mc Donnell MRICS
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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 Crypton Business Park, fronting Bristol Road, provides a range of storage units, manufacturing units and office suites, set within a site constructed in the 1950's.

The office suites are of varying sizes, set out below, with Crypton Business Park offering onsite parking provisions.

There is a communal reception with an intercom system for each suite. The office suites have recently been redecorated and are available in combinations to meet requirements depending upon availability.

ACCOMMODATION – Our approximate measured floor areas and quoting rents are as follow:-

First Floor Suites E:		Rent:	First Floor Suites G:		Rent:
E1	800 sq ft / 74.32 sq m.	£6,000 pa.	G1	170 sq ft / 15.79 sq m.	LET
E2	150 sq ft / 13.93 sq m.	£1,250 pa.	G2	180 sq ft / 16.72 sq m.	LET
E3	<u>300 sq ft / 27.87 sq m.</u>	£2,500 pa.	G3	<u>180 sq ft / 16.72 sq m.</u>	£1,500 pa.
Total:	1,250 sq ft / 116.12 sq m.			530 sq ft / 49.23 sq m.	

BUSINESS RATES – Suites E1 to 3 has a combined rateable value of £7,550 with Suites G1 to 3 being £3,775.

The suites qualify for small business rates allowance. Applicants should make their own enquiries to Sedgemoor District Council (0300 303 7800).

TERMS – The suites are available via a new lease for a term by negotiation. Three months rent deposit will be required.

The rents quoted above are exclusive of the annual service charge. The service charge includes the electricity and heating costs associated with the office suites.

EPC – The energy performance ratings are C60 and E120.

LEGAL COSTS – Each party will be responsible for their own legal costs incurred.

VIEWINGS:

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These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.