



Detached D1 Offices with Parking

**TO LET**



**Bridge House, 30 Taunton Road, Bridgwater, Somerset, TA6 3LS.**

- Detached two storey D1 office property close to Bridgwater's town centre.
- Located 2.5 miles from J24 of the M5.
- Total Office Accommodation – 2,816 sq ft.
- Basement storage – 340 sq ft.
- Large secure off road parking for up to 20 motor vehicles.
- Available via a sublease ending 26<sup>th</sup> August 2027.
- Rent: £31,500 per annum / £2,625 per month.

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## LOCATION

The property is prominently situated along Taunton Road, close to the centre of Bridgwater.

Bridgwater's resident population is approaching 45,000, boasting a thriving town centre and offering a pleasant working environment. The development of Hinkley Point C will boost the local economy and promote growth within the town and the surrounding areas.

Bridgwater has two motorway interchanges, namely Junction 23 at Dunball and the nearby J24 at Huntworth located approximately 2.5 miles to the south along the A38 Taunton Road.

## DESCRIPTION

The property has the benefit of D1 (Non-Residential Institutions) planning use, suitable as a clinic, health centre, day nursery or day centre.

The internal floor areas are as follows:

Ground Floor Offices	1,402 sq ft	130.25 sq m
Storage	143 sq ft	13.29 sq m
First Floor Offices	1,195 sq ft	111.02 sq m
Basement Office	219 sq ft	20.35 sq m
Storage	<u>341 sq ft</u>	<u>31.68 sq m</u>
Total	3,300 sq ft	306.59 sq m

The property also benefits from a large secure rear off road car parking area with could easily accommodate up to 20 motor vehicles.

The property provides good quality office and meeting room accommodation and will be sublet in an excellent condition throughout, following refurbishment after the existing tenant vacates at the end of March 2019.

## BUSINESS RATES

Rateable Value is £19,750.

Interested parties should make their own enquiries with the Local Authority to ascertain the rates payable. A change in occupation may trigger an adjustment in the rating assessment.

## TERMS

The property is available via a subletting of the existing lease, set to expire on 26<sup>th</sup> August 2027, on full repairing and insuring terms at £31,500 per annum.

## VAT

The rent is exclusive of VAT.

## EPC

Presently an EPC rating of F126. Works will be undertaken to improve this EPC rating.

## LEGAL COSTS

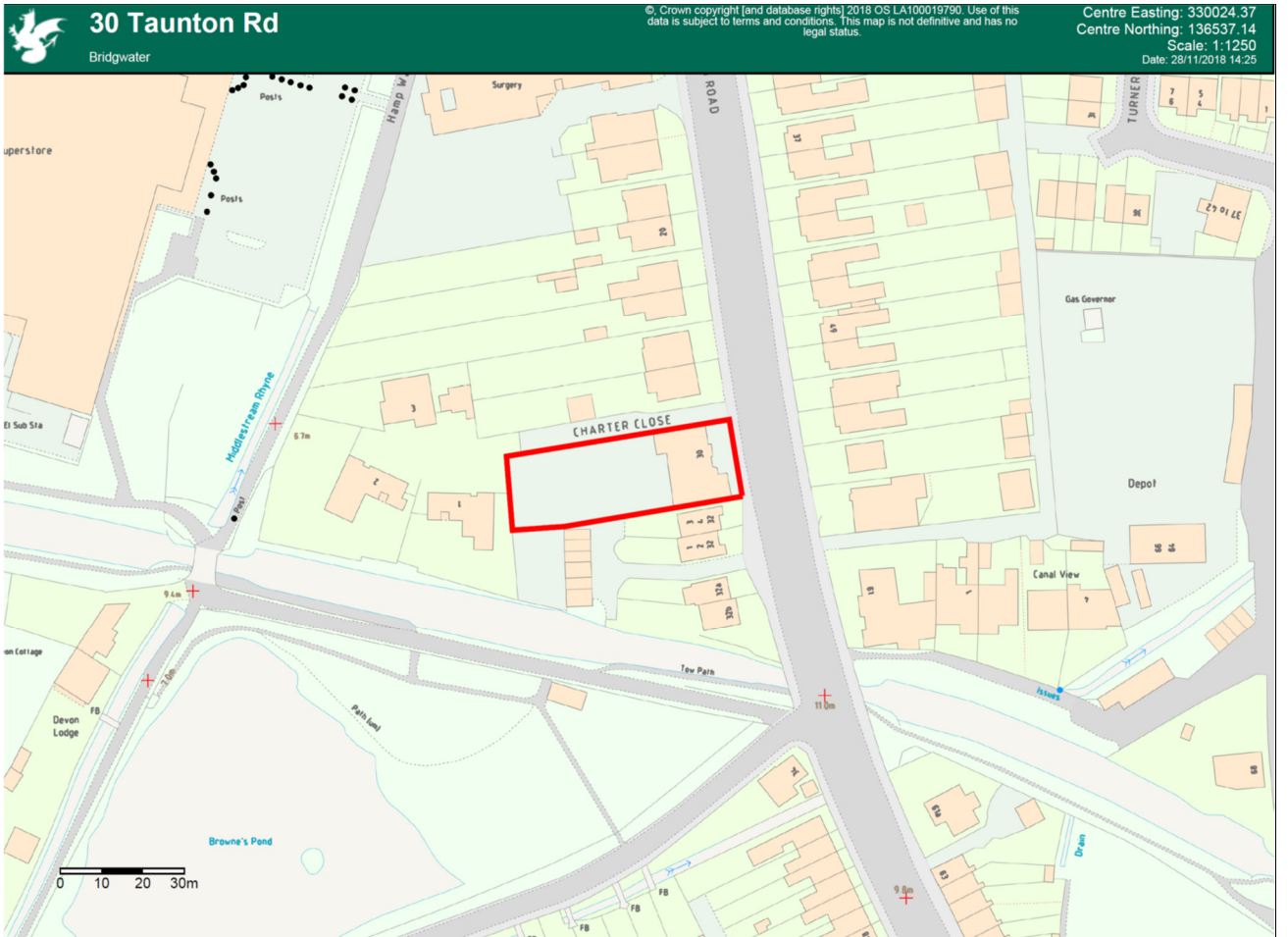
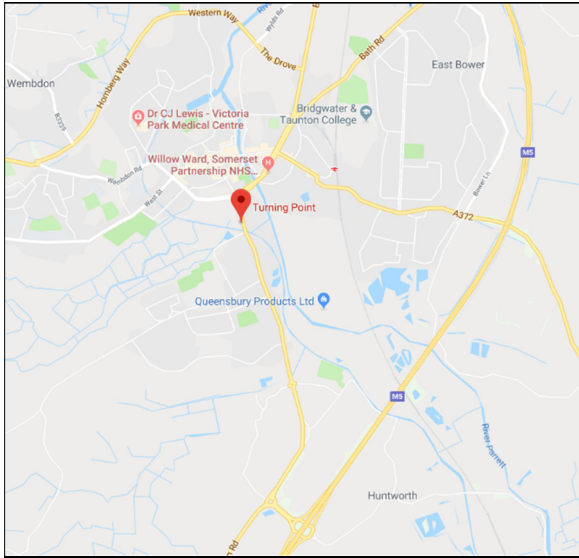
Each party will be responsible for their own legal costs incurred.

## CONTACT

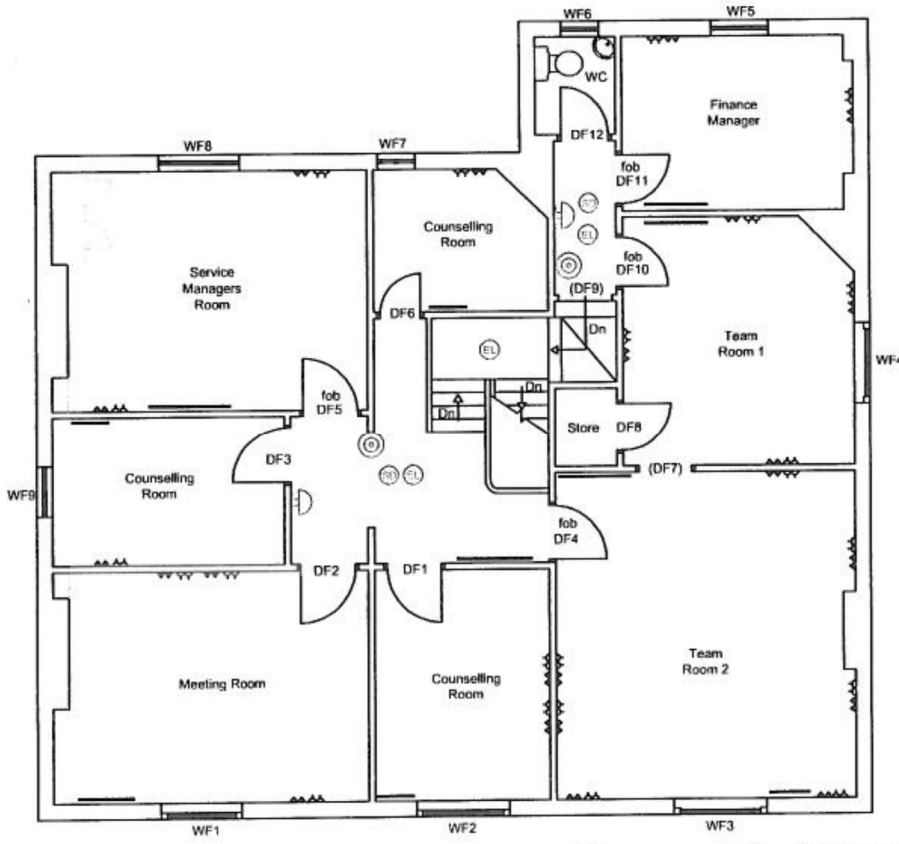
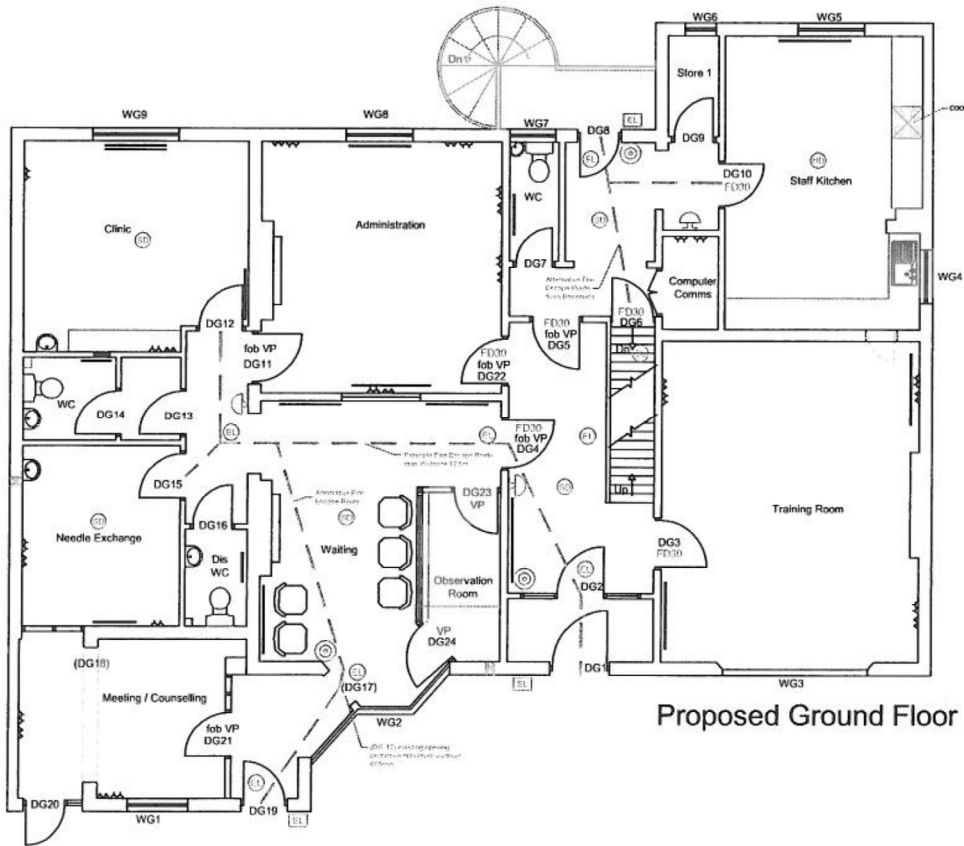
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# LOCATION PLAN -



FLOOR PLANS -



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.