



Industrial / Warehouse

**TO LET**



**Unit 1 Crypton Business Park, Bristol Road, Bridgwater, TA6 4SY.**

- Prominently located on Crypton Business Park.
- Benefits from excellent communication links - 2 miles to J23 of M5.
- Suitable as light industrial, storage or as a distribution warehouse.
- Available bays from 2,360 sq ft to 11,800 sq ft.
- Rent: £5.00 per sq ft.

Contact: Tony Mc Donnell MRICS

Mobile: 07771 182608

Email: [tony@cluff.co.uk](mailto:tony@cluff.co.uk)

Chris Cluff MRICS

07802 385746

[chris@cluff.co.uk](mailto:chris@cluff.co.uk)

## LOCATION

Crypton Business Park is situated on the main A38 Bristol Road, approximately 1 mile north of Bridgwater town centre and two miles south of J23 of the M5.

The business park is located close to the Express Business Park, which provides conference services as well as a health club.

## DESCRIPTION

Crypton Business Park is an established mixed-use park, constructed in the 1950's, offering industrial, storage and distribution space as well as office accommodation.

Unit 1 has a pitched roof incorporating roof lights, a solid concrete floor and side access. Unit 1 comprises 5 bays, each providing 2,360 sq ft of accommodation. New roller shutter doors will be installed as required.

The unit benefits from mains drainage, water and three phase electricity. There is also a CCTV system on the business park and security entrance gates.

## ACCOMMODATION

### Unit 1:

Each Bay 2,360 sq ft / 219.25 sq m

5 Bays available

Total Available: 11,800 sq ft / 1,096.25 sq m

## BUSINESS RATES

The Valuation Office presently has Unit 1 assessed to include Unit 3. The rate applied to warehouse accommodation is approximately £3.15 per sq ft. A bay of 2,360 sq ft is therefore likely to have a rateable value of circa £7,435. A change in occupation may trigger an adjustment in the rating assessment.

## TERMS

A new lease for a minimum term of five years, on full repairing and insuring terms at £5.00 per sq ft. There will be three yearly rent reviews and a quarterly service charge (amount to be confirmed).

## VAT

The rent is exclusive of VAT.

## EPC

D99.

## LEGAL COSTS

The incoming tenant will be responsible for a contribution towards the Landlord's reasonable legal costs incurred, via an undertaking for costs.

## CONTACT

Tony Mc Donnell MRICS

Mobile: 07771 182608

Email: [tony@cluff.co.uk](mailto:tony@cluff.co.uk)

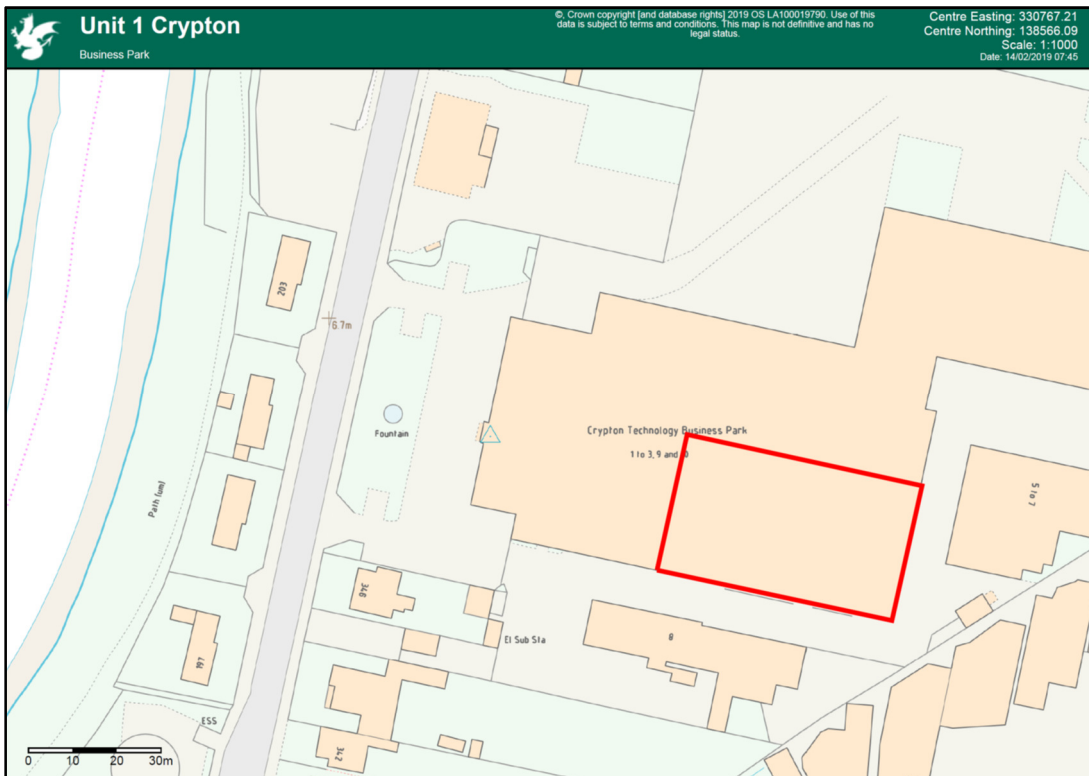
Chris Cluff MRICS

Mobile: 07802 385746

Email: [chris@cluff.co.uk](mailto:chris@cluff.co.uk)

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.

# LOCATION AND SITE PLAN



INTERNAL PHOTOGRAPHS

