



Modern Unit located next to M5 Motorway

TO LET



**Unit 2 Huntworth Gate, Huntworth Business Park, Bridgwater,
Somerset, TA6 6TS.**

- A modern mid terrace unit, with 12 car parking spaces.
- Located adjacent to J24 of the M5.
- Accommodation – 4,630 sq ft / 430.21 sq m.
- Initial Rent: £30,000 per annum.

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LOCATION

Unit 2 is located on the Huntworth Business Park development, located next to J24 of the M5 motorway in Bridgwater with the town centre nearby.

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 J23 at Dunball and J24 at Huntworth.

DESCRIPTION

Unit 2 is a modern unit built to a high standard and in excellent condition ready to be occupied. The unit benefits from a 6.0 m minimum eaves height, rising to 8.8 m under the pitched roof. The unit benefits from a concrete floor, three phase electricity, twelve car parking spaces and a large roller shutter door (height 5.0m, width 4.0m).

The unit is predominately open plan, with a front reception office area. WC facilities are provided.

ACCOMMODATION

Unit 2:

Warehouse area 4,630 sq ft 430.21 sq m.

BUSINESS RATES

Rateable Value is £32,500. 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

A new lease for a minimum term of five years, on full repairing and insuring terms at an initial rent of £30,000 per annum.

VAT

The rent is exclusive of VAT, annual insurance and service charge. Details available upon request.

EPC

Rating D98.

LEGAL COSTS

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

CONTACT

Tony Mc Donnell

Chris Cluff

Nigel Hatfield

Contact: 07771 182608

Contact: 07802 385746

Contact: 01823 353033

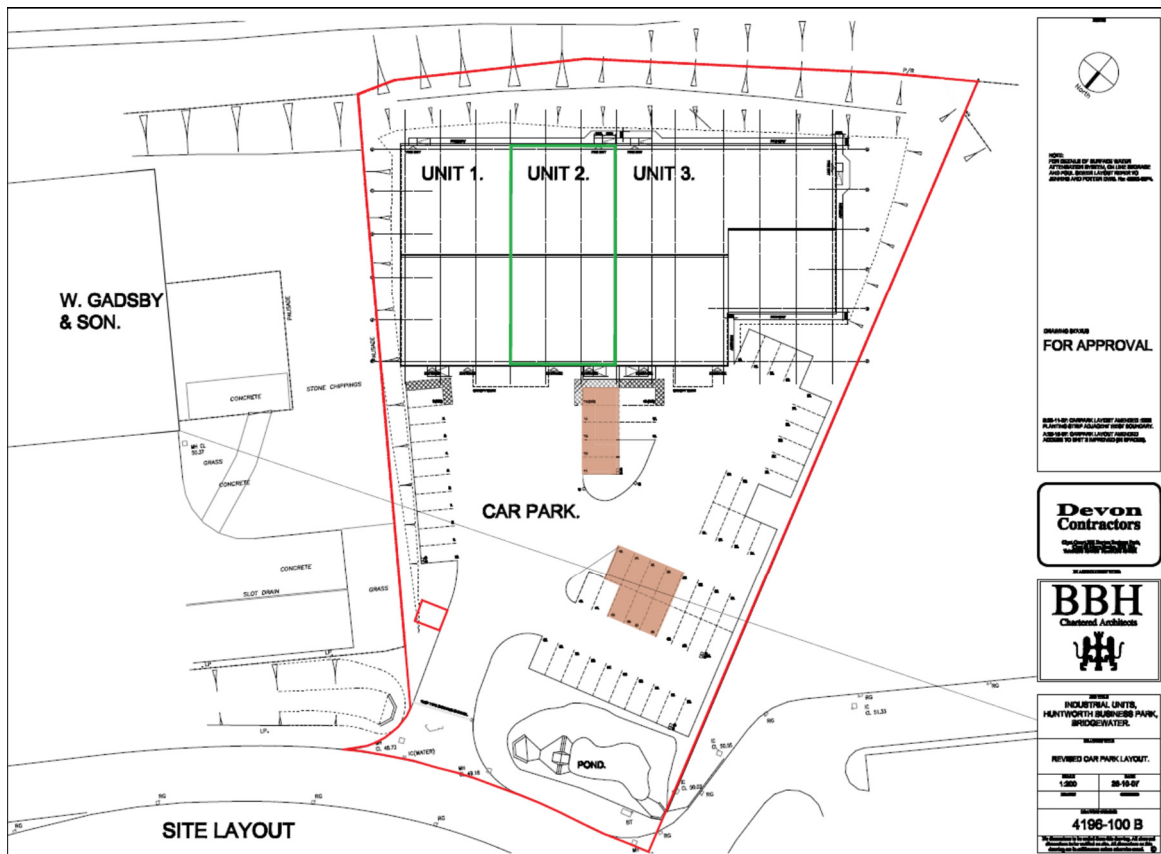
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LOCATION AND SITE PLAN:



VIEWINGS – Please contact:

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