



Industrial / Warehouse & Distribution Units

TO LET



BFF Business Park, Bath Road, Bridgwater, TA6 4NZ.

- Established secure warehouse, production and office premises.
- Ground floor accommodation totalling 627.94 sq m / 6,760 sq ft.
- Available in separate parts from 1,365 sq ft.
- Rent: From £3.00 to £3.50 per sq ft.

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LOCATION – The BFF Business Park is situated off Bath Road (A39) on the northern outskirts of Bridgwater.

The property benefits from good access for heavy goods vehicles as well as access to the motorway network via the Bristol Road A38 or the A39 which links to the M5 motorway at junction 23, approximately 3 miles to the north.

To access the premises take the second main gate along Bath Road on the left hand side, when heading north along Bath Road. The site is set back from the main road, identified by the BFF Business Park board along the roadside.

DESCRIPTION – The property itself comprises a substantial complex of industrial and office space, occupied by a number of business groups.

The available ground floor industrial/workshop accommodation is suitable for storage, distribution and workshop/assembly use as well as other light industrial uses to include some ancillary offices. Eaves height within the accommodation is approximately 10'6" / 3.2 m.

There are two roller shutter doors providing access at either end of the available accommodation. The accommodation could either be leased to one occupier or sub divided to meet requirements, as set out in the floor areas below.

On site security includes CCTV, with motion sensors and an entry controlled gate system at the entrance to the site. Separate WC facilities are available. Secure car parking also available on site.

ACCOMMODATION

Ground floor: (approximate)

Workshop/Storage	2,685 sq ft	249.44 sq m
Offices	350 sq ft	32.52 sq m
Workshop/Storage	1,365 sq ft	126.81 sq m
Workshop/Storage	2,360 sq ft	219.25 sq m
Total	6,760 sq ft	628.02 sq m

BUSINESS RATES – At present the units are assessed as part of the larger premises. The rateable value applicable to the accommodation demised under a new lease will be apportioned and recoverable from the tenant.

TERMS – A new lease is available via negotiation for a minimum period of three years. Full terms are available upon application.

SERVICES – All main services are connected, except for gas. Three phase electricity is connected.

EPC – D83.

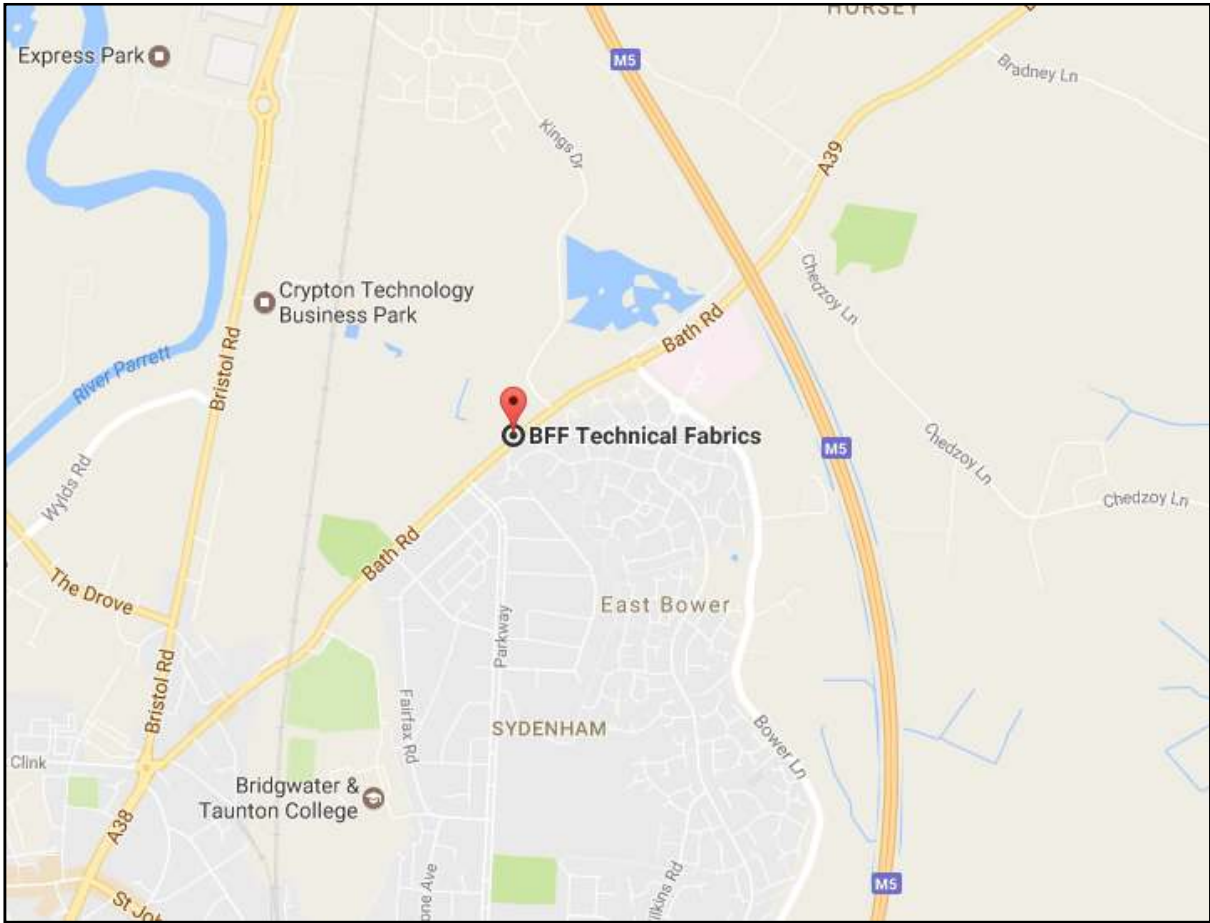
LEGAL COSTS – Each party to bear their own legal costs.

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.

LOCATION PLAN



INTERNAL PHOTOGRAPHS

