



**Industrial Units
TO RENT**



Units 2-6, Thistle Business Park, The Showground, Bridgwater, TA6 6LS.

- Five adjoining terrace units available separately, as a whole or in combinations.
- Sizes range from 1,365 sq ft to 2,500 sq ft. Total of 12,867 sq ft.
- Each unit benefits from a mezzanine floor and front yard and off-road parking.
- New lease term of 5/6 years, or by arrangement.
- Rent: From £13,500 per annum (per unit).

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LOCATION

Thistle Business Park is located within The Showground development adjacent to the A38, that links the town of Bridgwater to the immediate north with J24 of the M5, located approx. 1 mile journey to the south of the business park.

DESCRIPTION

There are five adjacent and connected (at present) units within a terrace, known as Units 2 to 6 Thistle Business Park. These area available to rent as individual units or combination of units.

Each unit benefits from three phase electricity, mains water, gas and drainage and frontage roller shutter doors. Within each unit there is also welfare facilities and mezzanine floors throughout. The mezzanine floors can be altered or removed, subject to agreement with the Landlord.

The units are of steel portal frame construction with red facing brickwork and insulated partial frontage and roof. The minimum eave height within the units is approx. 4.65 m rising to 5.70 m.

Each unit has a concrete floor and provides a frontage pedestrian entrance doorway, adjacent to the frontage roller shutter doors (height 3.0 m, width 2.95m).

There is a yard area suitable for parking and loading at the front of each unit within the terrace.

Units 5 & 6 are available as one unit. Floor areas of the various units and availability set out below.

ACCOMMODATION

Unit 2:

Ground Floor: 1,365 sq ft / 126.79 sq m

Mezzanine: 1,123 sq ft / 104.31 sq m

Total 2,488 sq ft / 231.10 sq m

Unit 3:

Ground Floor: 1,365 sq ft / 126.79 sq m

Mezzanine: 1,144 sq ft / 106.24 sq m

Total 2,509 sq ft / 233.03 sq m

Unit 4:

Ground Floor: 1,336 sq ft / 124.10 sq m

Mezzanine: 1,336 sq ft / 124.10 sq m

Total 2,672 sq ft / 248.20 sq m

Units 5 & 6:

Ground Floor: 2,715 sq ft / 252.15 sq m

Mezzanine: 2,483 sq ft / 230.72 sq m

Total 5,198 sq ft / 482.87 sq m

Total Accommodation: 12,867 sq ft / 1,195.20 sq m

BUSINESS RATES

Rateable Value for Units 2 – 6 is currently £47,250 per annum for all five units. 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.

RENT

The annual rent for Units 2, 3 and 4 is £13,500 per annum per unit. Units 5 & 6 are available at £25,000 per annum. Rents are exclusive of VAT if applicable.

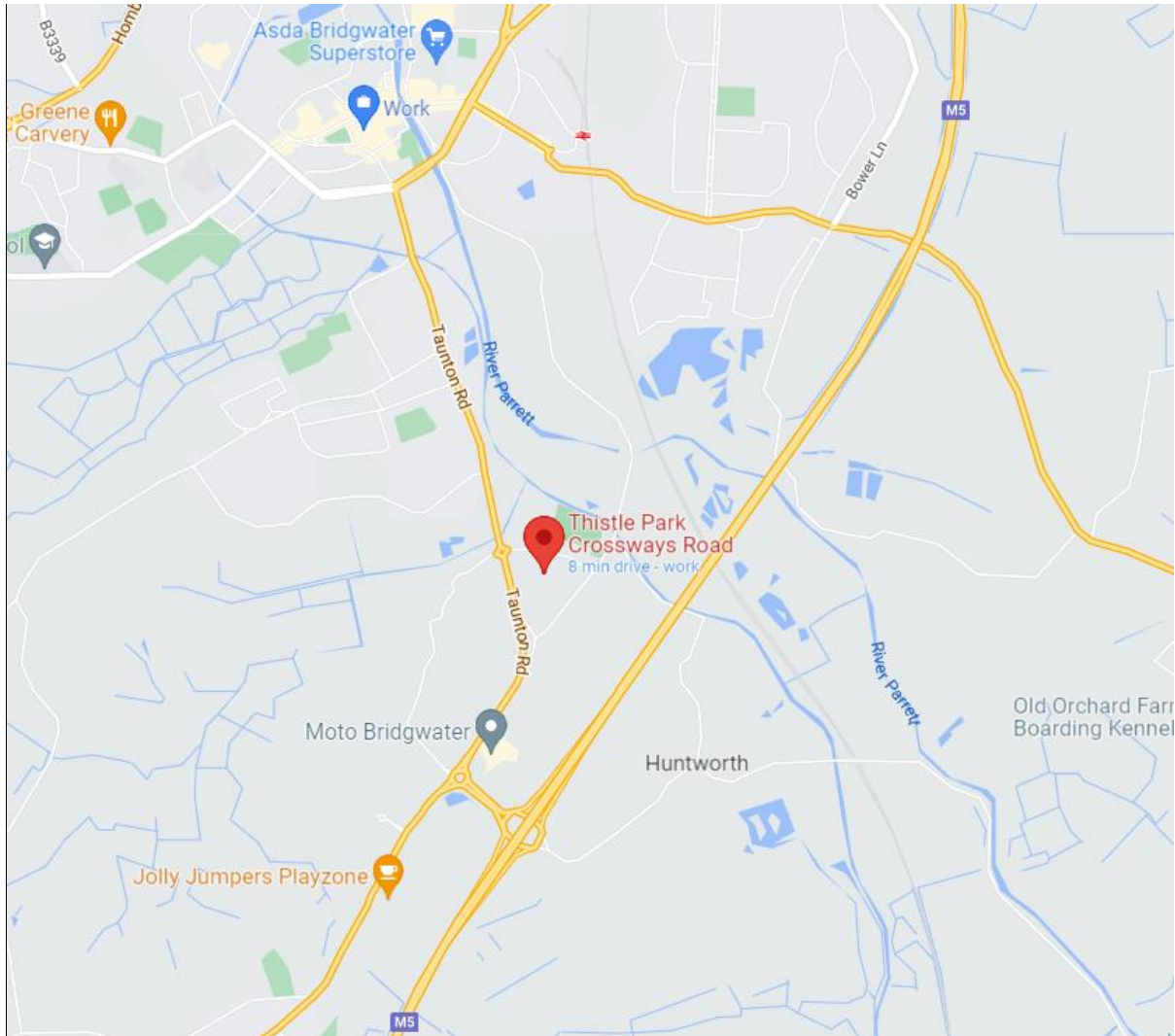
EPC RATING

The energy performance rating for the units is C61.

LEGAL COSTS

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

LOCATION PLAN –



VIEWINGS – Please contact:

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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.