



**Industrial Units**  
**TO RENT**



**Units 5 & 6, Thistle Business Park, Showground, Bridgwater, TA6 6LS.**

- Two adjoining interconnected terraced units.
- Ground Floor accommodation 2,714 sq ft / 252.15 sq m.
- First Floor accommodation 2,206 sq ft / 204.95 sq m.
- Total accommodation 4,920 sq ft / 457.10 sq m.
- Frontage yard for parking and loading.
- New lease - Incentive initial rent of £20,000 per annum / £1,667 per month.

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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

Two adjoining and connected units within a terrace of similar units.

The units benefit from three phase electricity, mains water, gas and drainage and two frontage roller shutter doors. Within the units there is a mezzanine first floor.

Within the first floor mezzanine there is an open plan office room with rear storage. The ground floor provides a frontage reception office area, a separate office room and WC facilities as well as rear storage, served by two frontage roller shutter doors.

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

The units have a concrete floor and provide a frontage pedestrian entrance doorways, adjacent to the two frontage roller shutter doors (height 3.0 m, width 2.95m).

There is an external yard area suitable for parking and loading at the front of the units.

Units 5 and 6 are offered as one letting premises.

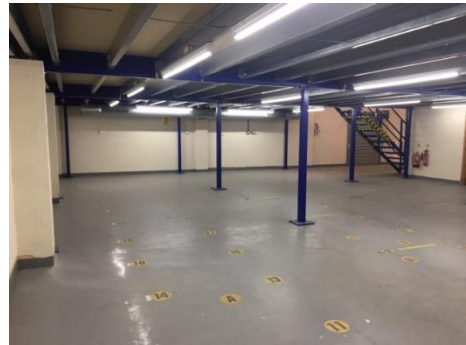
## ACCOMMODATION

### Units 5 & 6:

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

Mezzanine: 2,206 sq ft / 204.95 sq m

**Total Accommodation 4,920 sq ft / 457.10 sq m**



## BUSINESS RATES

The Rateable Value for the two units is currently £28,750 per annum. 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

Units 5 & 6 are available at an initial rent of **£20,000 per annum** via a new lease for a term of 5/6 years or by negotiation. Rents are exclusive of VAT.

Units 5 & 6 are also available freehold with vacant possession at a guide price of **£375,000**.

## EPC RATING

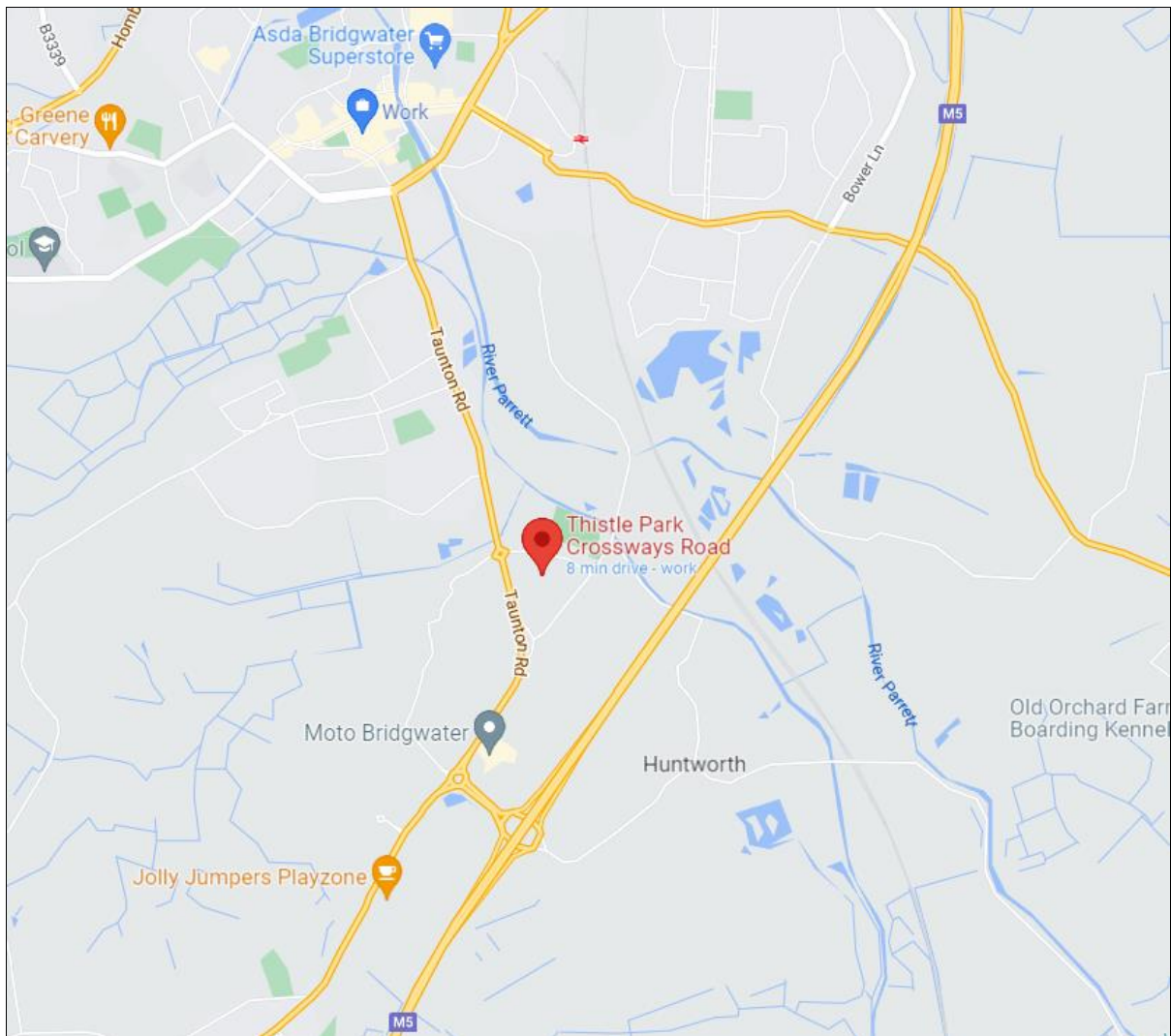
Rating of C61.

## LEGAL COSTS

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



## LOCATION PLAN -



**INTEREST - 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.