



COMMERCIAL BUSINESS UNIT  
**TO LET**



**Unit 8 Wireworks Estate, Bristol Road, Bridgwater, TA6 4AP.**

- Commercial Business unit on an established business estate.
- Mid-terraced unit.
- Use Class E – suitable for motor trade related business use.
- Total accommodation – 4,590 sq ft / 426.40 sq m.
- Rent: £24,000 per annum / £2,000 per month.

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## LOCATION

This unit is located on the established Wireworks Estate, situated along Bristol Road (A38) to the north of Bridgwater town centre and across from the Express Park.

J23 of the M5 is a short distance of approx. 1.5 miles to the north, with J24 approx. 4 miles to the south.

## DESCRIPTION

A mid terraced unit forming part of a block of commercial units, with a frontage manual shutter door (height 3.30 m, width 3.65 m). Internally, the unit has a partial mezzanine floor providing storage above and arranged as a reception office, with two store rooms, as well as a WC facility below. The remainder of the unit has a concrete floor.

The unit benefits from three phase electricity and oil fired heating. Two designated parking spaces within the front courtyard area and frontage parking at the unit also.

**ACCOMMODATION** – approximate measurements:

Ground Floor:	Sq ft	Sq m
Gross Internal Area	3,100	288.00
Mezzanine	1,490	138.40
<b>Total Overall</b>	<b>4,590</b>	<b>426.40</b>

## ENERGY PERFORMANCE CERTIFICATE

Commissioned and available from the agent.

## BUSINESS RATES

Business rateable value of £15,250 per annum (1<sup>st</sup> April 2026). Interested parties should make their own enquiries with the local authority to ascertain the rates payable.

## RENT

£24,000 per annum / £2,000 per month.

## LEGAL COSTS

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

## VAT

Payable, if applicable.



## 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.