



## Unit 6

Dunball Industrial Estate, Bridgwater, TA6 4TP

### Industrial Unit / Warehouse Undergoing Refurbishment

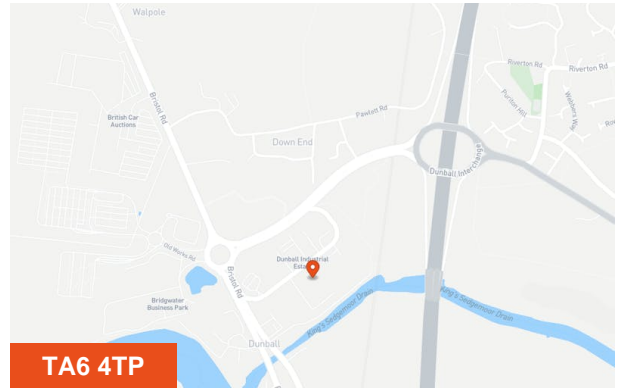
**5,308 sq ft**

(493.13 sq m)

- Premier Industrial Location
- Undergoing Refurbishment
- 24 Hour Access
- Yard Space
- Office Accommodation
- Secure Estate

## Summary

<b>Available Size</b>	5,308 sq ft
<b>Rent</b>	Rent on application
<b>Rates Payable</b>	£17,839.25 per annum Current rateable value (1 April 2023 to present)
<b>Rateable Value</b>	£35,750
<b>Service Charge</b>	£6,600 per annum
<b>VAT</b>	Applicable
<b>Estate Charge</b>	N/A
<b>EPC Rating</b>	C (57)



## Description

The property comprises an end of terrace industrial / warehouse unit located on a well established industrial estate in Bridgwater. The unit has ground floor offices, W/Cs and comes with dedicated parking spots at the front. It is suitable for a range of uses including manufacturing, trade counter and storage. The whole estate has recently been redecorated externally and a secure perimeter fence and electric sliding gate have been installed.

## Location

Dunball Industrial Estate is located off J23 of the M5 motorway and is 2 miles to the north of Bridgwater town centre, access to the M5 is in under 2 minutes. Taunton is 11 miles to the south and Bristol is located approximately 37 miles to the north east. The estate is a 25 minute drive to Hinkley Point.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Warehouse	5,308	493.13	Available
<b>Total</b>	<b>5,308</b>	<b>493.13</b>	



## Viewings

Strictly by prior appointment with the agents.

## Terms

The unit is available on flexible terms.

## Legal Costs

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

## Viewing & Further Information

### William Shortall

0117 946 4519 | 0777401 7218

[william.shortall@htc.uk.com](mailto:william.shortall@htc.uk.com)

### Simon Harvey

01179 464 520 | 07785 222 868

[simon.harvey@htc.uk.com](mailto:simon.harvey@htc.uk.com)