



## 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

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

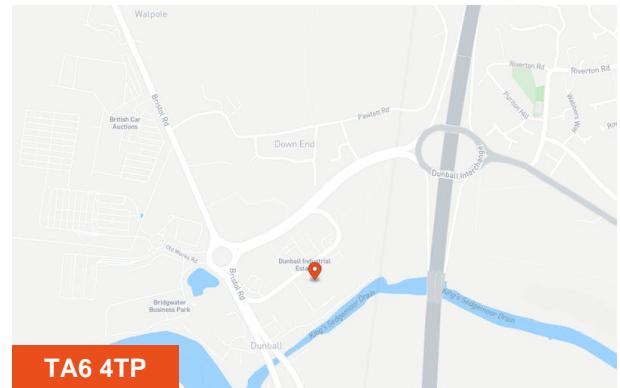
Strictly by prior appointment with the agents.

## Terms

The unit is available on flexible terms.

## Legal Costs

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



## Viewing & Further Information

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