



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
Total	5,308	493.13	

Viewings

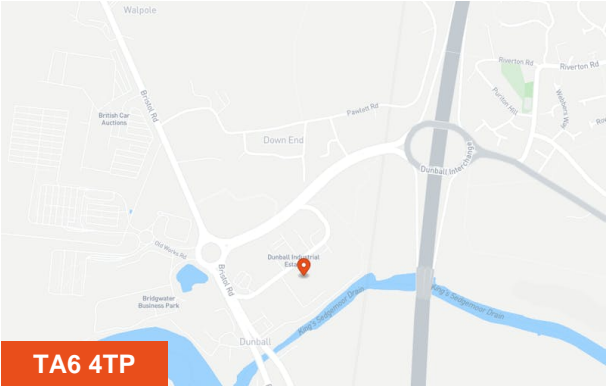
Strictly by prior appointment with the agents.

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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