



Unit 3B - C

Robins Drive, Bridgwater, TA6 4DL

Modern Industrial Unit Located in Central Bridgwater

1,210 to 2,448 sq ft

(112.41 to 227.43 sq m)

- Available as a whole or separately
- Allocated Parking
- Gated Yard
- Excellent Road Access to J23 and J24 M5
- Prime Trade Counter Destination

htc.uk.com 0117 923 9234

Summary

Available Size	1,210 to 2,448 sq ft
Rent	£10 per sq ft
EPC Rating	D (87)

Description

The property comprises a terrace of warehouses / industrial unit constructed around a steel portal frame with profile metal cladding under a pitched roof incorporating roof lights.

Location

The property is situated on the established Industrial Estate in Bridgwater and accessed from Robins Drive. Bridgwater City Centre is approximately c.1 miles to the south west and access to the national motorway network is at junction 23 of the M5, approximately 3 mile to the north east.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rates Payable	EPC	Availability	
Unit - 3B	1,238	115.01	£5,364.25 /annum	D (83)	Available	
Unit - 3C	1,210	112.41	£5,364.25 /annum	D (83)	Available	
Total	2,448	227.42				

Viewings

Strictly by appointment only with the joint agents.

Terms

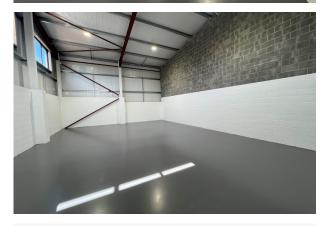
The property is available by way of a full repairing and insuring lease for a guaranteed term until October 2027 with the headlease expiring in December 2031

Legal Costs

Each party is responsible for their own costs.







Viewing & Further Information

William Shortall

0117 946 4519 | 0777401 7218 william.shortall@htc.uk.com

Simon Harvey

01179 464 520 | 07785 222 868 simon.harvey@htc.uk.com