



## 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

## Summary

<b>Available Size</b>	1,210 to 2,448 sq ft
<b>Rent</b>	£10 per sq ft
<b>EPC Rating</b>	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
<b>Total</b>	<b>2,448</b>	<b>227.42</b>			

## Viewings

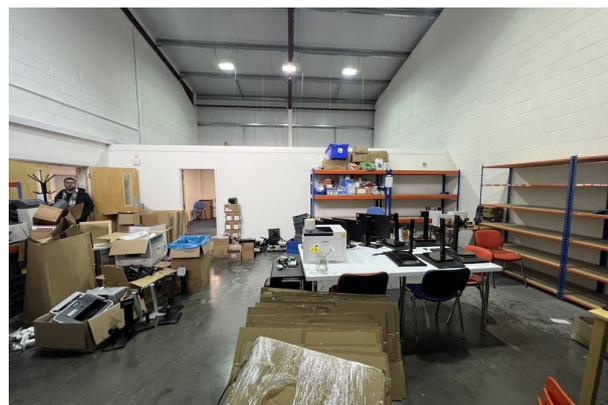
Strictly by appointment only with the joint agents.

## 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

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