

Industrial

Unit 14 | Dunball Trading Estate

📍 Dunball Industrial Estate Bridgwater, TA6 4TP

Unit 14 | 12,108 sq ft

Modern industrial unit in a desirable location - Unit 14

An end of terrace industrial/warehouse unit of steel portal frame construction with a mix of brickwork and profile clad elevations and insulated profile cladding to the roof, incorporating translucent panels, with internal blockwork walls to a height of approximately 2m.

Externally the property has parking area has space for 15 vehicles and 3 HGV (tractor units), whilst to the side the yard has concrete surfacing with palisade fencing to the perimeter with entrance gates from the front parking area/shared access which runs down the centre of Dunball Trading Estate.

Internally, the property includes ground and first floor offices with access from the front elevation (pedestrian) including compartmental offices, kitchen and WC accommodation, with a further mezzanine storage area behind. Generally, the offices have laminate floor coverings, surface mounted fluorescent lighting, dado trunking and central heating with a gas-fired combination boiler, which also provides hot water. The main workshop is arranged in eight bays, each with a roller shutter door and includes 3 open workshop pits and a brake testing area.

Lease Type

New



✔ Unit Summary

- Established Industrial location and excellently situated estate
- Ample demised parking and yard space
- 5.5m eaves height
- Flexible terms available
- 3 phase power

[View Virtual Tour →](#)

£ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£115,000.00	£9.50
Rates	£24,428.00	£2.02
Maintenance Charge	£6,054.00	£0.50
Insurance	£1,107.45	£0.09
Total Cost	£145,482.00	£12.02

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

→ For more info please visit: unit.info/45483

0800 122 3690

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Location

The site is very well located with trunk road and motorway access. It is situated less than 4 miles from Bridgwater City centre and 35 miles from Bristol. The property is located in an established Industrial area in Bridgwater.



Road

The estate is situated on the A38 trunk road and approximately 2.4km (1.5 miles) from both Junctions 23 and 24 of the M5 Motorway. The subject property is situated less than 0.5 km south of Junction 23 of the M5 motorway located on the Bristol Road (A38).



Airport

Bristol 19.0m, Cardiff 22.2m



Rail

Bridgwater 2.6m, Highbridge & Burnham-on-Sea 3.7m, Taunton 11.0m

Additional Information

Planning Class	B8
Lease Summary	The unit is available on a new lease for a period to be agreed.
Viewings	Strictly by prior appointment with the agents.
Legal Costs	Each party is responsible for their own legal costs.
EPC	available on request

Key Contacts



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