

# mollard court

TO LET

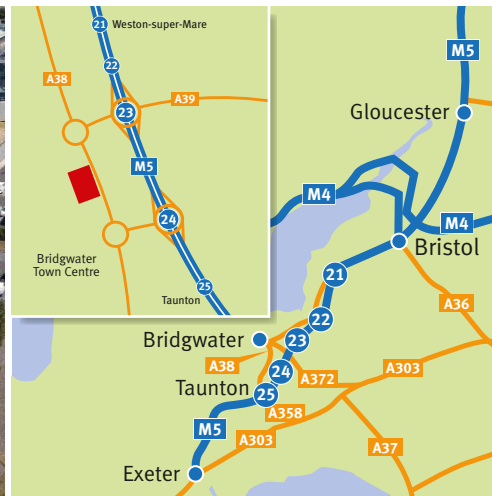
High quality offices  
with ample parking

First Floor 17,442 sq ft  
Part Second Floor 3,941 sq ft



MALLARD COURT EXPRESS PARK BRISTOL ROAD BRIDGWATER TA6 4RN





## Location

Express Park is an established business park positioned just off the M5 motorway at Bridgwater. The location offers close proximity to Junction 23 of the M5 motorway and is a short distance from Bridgwater town centre. Bristol is 35 miles to the North and Taunton only 16 miles to the South. There is a bus stop just 7 minutes' walk from the office offering a good connected to Bridgwater Station.

Express Park comprises 105 acres of office and distribution buildings as well as The Exchange, the onsite amenity building offering facilities such as a coffee shop, crèche and health club. Occupiers already on site include Premier Inn, Avon & Somerset Police HQ, DHL and Gerber.

## Description

Mallard Court occupies a prominent, well landscaped position within Express Park and comprises a purpose built three storey office building offering open plan office space accessed from an impressive central glazed atrium with a manned reception. The available accommodation is situated on the first and part second floor and benefits from extensive views over the River Parrett and the countryside beyond.

The accommodation offers an unrivalled level of specification including open plan accommodation with a kitchenette, meeting rooms and metal ceiling with inset lighting. The main reception is also being fully refurbished to provide a high quality modern finish.

## Car Parking

The first floor has an allocation of 95 car parking spaces and the part second is demised 20 spaces.

## Accommodation

In accordance with the RICS Code of Measuring Practice (6th Edition) the available accommodation has the following approximate total net internal floor area.

FLOOR	SQ FT	SQ M
First Floor	17,442 sq ft	1,620.42 sq m
Part Second Floor	3,941 sq ft	366.12 sq m
<b>TOTAL</b>	<b>21,383 sq ft</b>	<b>1,986.55 sq m</b>

## Tenure

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

## Rental

£14.50 per sq ft exclusive of rates, service charge and VAT.

## Business Rates

**Rateable Value:** £199,000 | £37,000.

Interested parties are advised to make their own enquiries direct with the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)).

## EPC

Rating C (58).

## Viewing

Viewing strictly by appointment through Hartnell Taylor Cook or SBM Management Consultants for Real Estate.



**Lizzie Boswell**  
lizzie.boswell@htc.uk.com

**Regina Gkitnou**  
regina.gkitnou@sbmcre.com

**Chris Grazier**  
chris.grazier@htc.uk.com

## Important Notice.

These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. HD2317 HTC/SB Hollister 01/20

