

TO LET

Office Accommodation

85.5– 255.7m² (920 –2,751ft²)

Location

Pearl House is situated in a quiet cul-de-sac in Church Street in the centre of Bridgwater, with the rear of the property overlooking the Bridgwater Retail Park with occupiers including Sainsburys, McDonalds, Argos, Currys, Wickes and Next.

The town centre and railway station are within walking distance.

Bridgwater is situated on the River Parrett, approximately 10 miles north east of Taunton, 30 miles south west of Bristol. Located on the A38/A39 main trunk road junction. Bridgwater benefits from two M5 motorway junctions, J23 to the North and J24 to the South.

Description

The accommodation is arranged over two floors with a central core including a lift and stairs. The offices are a mix of open plan and smaller manager's/"break out" rooms. The NHS occupy the ground floor.

Externally, the building has brick elevations, beneath a pitched tiled roof with aluminium powder coated double glazed windows and doors.

The office accommodation benefits from nine dedicated car parking spaces to the front and side of the building (ratio 1:305 ft²).

Pearl House
Church Street
Bridgwater
TA6 5AT



Accommodation

Part First Floor 85.5m²
(920ft²)

Second Floor 170.2m²
(1,831ft²)

The entrance reception area has been recently refurbished and provides good quality accommodation.

Generally, the offices benefit from carpet tile flooring, plastered and emulsion painted walls, plastered/artexed ceilings with fluorescent lighting.

Power, data and telecommunications wiring is provided with a server at first floor level.

The accommodation is heated and cooled via air conditioning.

Services

Mains electricity, water & drainage are connected to the property.

We confirm that we have not tested any of the service installations and any purchaser must satisfy themselves independently as to the state and condition of such items.

Tenure & Terms

The property is available by way of a new proportional Full Repairing and Insuring Lease for a term to be agreed.

Business Rates

We have been advised by the local Authority, Sedgemoor District Council that the property is assessed for Business Rates as follows:

Rateable Value: tba **Rates Payable:** tba

Rent

The property is available at £9.50 per ft², per annum exclusive.

VAT

Under the Finance Act 1989 VAT may be added to rents levied at the direction of the Landlord. We recommend that prospective lessees establish the

VAT implications before entering into any agreement.

Legal Costs

The prospective Lessee is to be responsible for the Landlord's reasonable legal costs.

RICS Code of Practice

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor solicitor or licensed conveyancer before entering into a business agreement. The Code is available through professional institutions and trade associations or via the website www.commercialleasecodeew.co.uk

Asbestos

Under the Control of Asbestos at Work Regulations 2002 (CAWR), the owner or tenant of the property and anyone else who has control over it and/or responsibility for maintaining or repairing it, may be under a statutory obligation to detect and manage any asbestos or asbestos related compounds contained within the property. Failure to comply with the CAWR is an offence and could adversely affect the value of the property.

Viewings

Strictly by appointment with the agents:-



Lyndon Brett Partnership

Contact: Julie Odhams-Good

Email: Julie@lbp-rics.co.uk

Tel: 01278 450350



Contact: Rick Poonia