





Commercial Property Letting & Sales  
Tel: 01823 333391

**OFFICE TO LET UNIT 1 SHOWGROUND ROAD  
BRIDGWATER**



L Close To Hinkley Point L Close to J24 M5 L Modern Office L Parking





## **OFFICE TO LET UNIT 1 SHOWGROUND ROAD BRIDGWATER**

**Address:** OFFICE TO LET UNIT 1 SHOWGROUND ROAD BRIDGWATER TA6 6AJ

**Description:** Ground floor modern office with parking in yard and at road side. rent inclusive or utilities and building insurance but not telephone, broadband or business rates.

**Location:** Just off A38 Bridgwater south close to J24 M5 and the Hinkley Point [park and ride.

**Post Code:** TA6 6AJ

**Contact Number:** McKinlays Commercial 01823 333391

**Property Status:** TO LET



**Accommodation:** (Measurements GIA)

**Ground Floor:** 1700 sq ft approx

**Outside:** 2 parking spaces in yard and also more along roadside

**Terms:** Available by way of a new lease for a term to be agreed.





**Rent: £17,000 pa inclusive of utilities and building insurance but not telephone broadband or business rates.**

**Rent Reviews:** Rent reviews will be three or five yearly, as appropriate.

**Building Insurance: Inclusive in rent.**

**Business Rates: Not yet separately assessed.**

**Planning:** Any planning queries should be directed to the local planning authority, Sedgemoor District Council, on 01278 435435.

**Costs:** Ingoing Tenant to be responsible for the Landlord's reasonable legal costs incurred in the transaction, unless otherwise agreed.

**Energy Performance Certificate Rating: TBA**

### **Key Points**

- Close to J24 M5
- Close to Hinkley Point park and Ride.
- Modern Offices



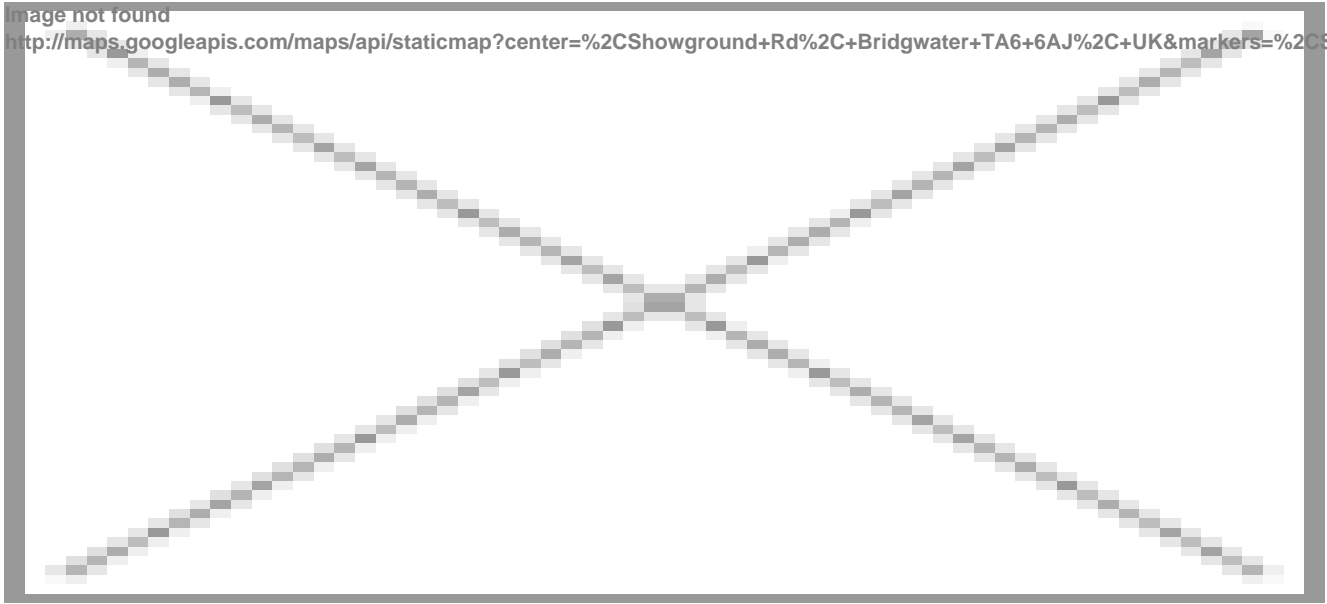
## Listing Gallery



# Property Location

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<http://maps.googleapis.com/maps/api/staticmap?center=%2CShowground+Rd%2C+Bridgwater+TA6+6AJ%2C+UK&markers=%2C>Showground+Rd>



# John Capstick



**Email:** [commercial@mckinlays.co.uk](mailto:commercial@mckinlays.co.uk)  
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## Property URL



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