



Commercial Property Letting & Sales
Tel: 01823 333391

OFFICE TO LET, WILLS BUSINESS PARK, BRIDGWATER

L Car Parking L Open Plan





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OFFICE TO LET, WILLS BUSINESS PARK, BRIDGWATER, TA6 5JT

Description: Office to let, Unit 4 The Pods, Wills Business park is a First floor office with Tea point and WC. Parking in communal car park.

Location: Located on the Wills Business Park adjacent to the Fire Station on Salmon Parade which leads to the Colley Lane Industrial Estate, Bridgwater, Somerset. The A38 trunk road is close by leading to junction 23 to the North and Junction 24 to the South of the M5.

Contact Number: McKinlays Commercial 01823 333391

Property Status: To Let

Accommodation: (Measurements GIA)

First Floor: 508 sq ft (47 sq m)

Total Area: 508 sq ft (47 sqm)

Outside: Communal Car Park

Terms: Available by way of a new lease on internal repairing terms for a term to be agreed.

Rent: £292pm exclusive plus VAT. There is a service charge towards upkeep of the building structure communal areas and car park.

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

Building Insurance: Landlord to insure and tenant to reimburse.

Business Rates: 2010 Listing Rateable Value £4350. FOR RATES PAYABLE contact the local billing authority, Sedgemoor District Council on 01278 435435.

If you are a small business with only one premise you may be entitled to small business rates relief. Enquiries should be made to the billing authority.

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:

Key Points

- Close to A38
- Close to centre of Bridgwater

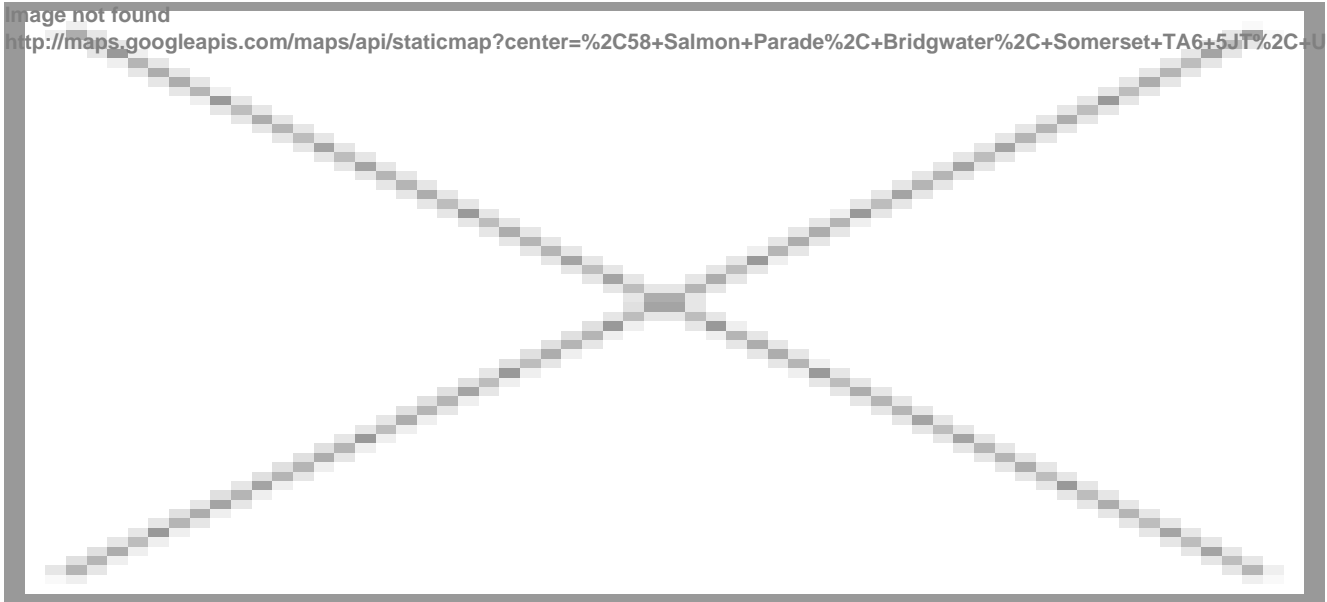
Listing Gallery



Property Location

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<http://maps.googleapis.com/maps/api/staticmap?center=%2C58+Salmon+Parade%2C+Bridgwater%2C+Somerset+TA6+5JT%2C-UK&markers=%2C>



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