



Commercial Property Letting & Sales
Tel: 01823 333391

**TO LET, UNIT 5 Blake Mill Business Park, Colley Lane
Industrial Estate, Bridgwater**

£8,000 / per Year - ID: 1285 - Bridgwater › J23 M5 › J24 M5 › j24 M5 North Petherton › Near Hinkley Point - Industrial › store › workshop

- L Busy Industrial Estate
- L Good Access to Hinkley Point





TO LET, 492sqF, UNIT 5 Blake Mill Business Park, Colley Lane Industrial Estate, Bridgwater

Description: Terraced unit of brick & block construction with insulated roof. The premises are accessed/loading via roller shutter door or separate personnel door and benefit from single office, toilet/washing facilities. Parking on site. Window bars. Blake Mill is enclosed by palisade fence. Sorry, no car trades

Location: Blake Mill Business Park, Colley Lane Industrial Estate, Bridgwater, Somerset is located on the junction of Tone Drive and Brue Avenue. Colley Lane Industrial Estate can be accessed via the main A38 which leads to Junction 23 (to the North) and Junction 24 (to the South) of the M5 motorway.

Contact Number: McKinlays Commercial 01823 333391

Property Status: To LET

Accommodation: (Measurements GIA from voa)

Ground Floor: 492 Sq Ft plus mezzanine floor.

Outside: Parking to front of Unit

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

Rent: £5000 pa exclusive plus VAT & Service charge



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

Building Insurance: Landlord to insure and tenant to reimburse.

Business Rates: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: In going 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

- **BUSY ESTATE**
- **NO MOTOR TRADES**

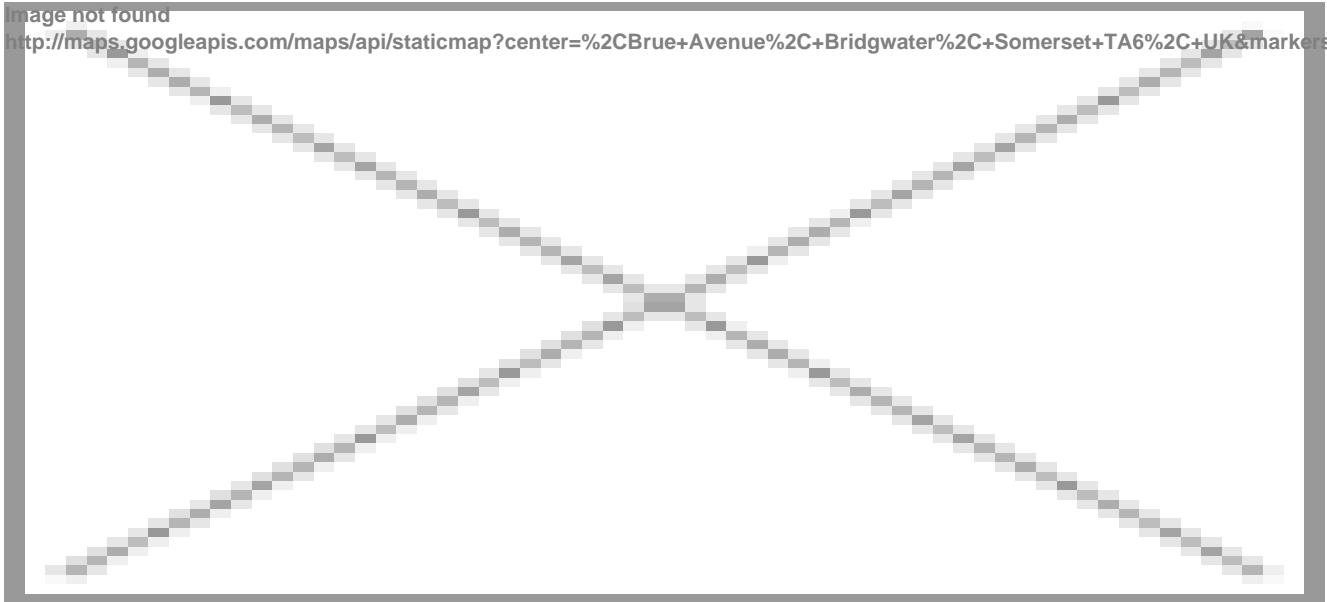
Listing Gallery



Property Location

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