

alder king

PROPERTY CONSULTANTS

TO LET

First Floor Offices

Building P2, Peninsula Business Park, Bridgwater. TA6 4QB

Self contained office suite with meeting rooms & on-site parking – 2,605 sq ft net approx

Location

Peninsula 23 is strategically placed just off J23 of the M5 midway between Bristol and Exeter, with access off the A38. The business park is a modern development with occupiers including Monmouth Scientific and Somerset Willow and Vanworx. Situated in the well-located Peninsula Business Park, the building benefits from wonderful views of the peninsula.

Bridgwater is a large, well-developed town with a population of over 40,000. It offers a wide range of major supermarkets, retail parks, industrial areas and entertainment facilities. The town continues to experience significant economic growth, supported by major nearby projects including Hinkley Point C (12 miles away) and the Agratas Gigafactory (3 miles away).

M5 Jct 23



1 mile north-east

Bridgwater



3 miles

Hinkley Point C



12 miles

**Agratas
Gigafactory**



3 miles





Jct 23
M5

Ibis Hotel

Somerset
Innovation
Centre

Building P2

Monmouth
Scientific

Accommodation

Description

The property provides high-quality, self-contained first-floor office accommodation, comprising modern office space, meeting rooms, WC facilities, and a kitchenette.

The accommodation is presented to an excellent standard and benefits from air conditioning throughout the offices, suspended ceilings with LED lighting, and an impressive meeting room featuring floor-to-ceiling glazing, creating a bright and contemporary working environment.

Parking

The accommodation has allocated parking spaces and EV charging points.

Services

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Sustainability

The property has eco-friendly features including:

-  EV Charging Spaces
-  LED Lighting
-  High efficiency air conditioning system

Area	sq ft	sq m
Offices 1 - 7	2,004	186.18
Meeting Room 1	331	30.75
Meeting Room 2	252	23.41
Kitchenette	18	1.67
TOTAL	2,605	242.01

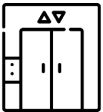
Electric vehicle
charge point



Onsite parking



Disabled Access
Platform



Air conditioning
comfort cooling



LED
lighting



Suspended
ceilings



Kitchenette



WC facilities



Planning | Rates | EPC | Terms

Planning

The property has planning permission for office use (planning application reference 09/20/00017).

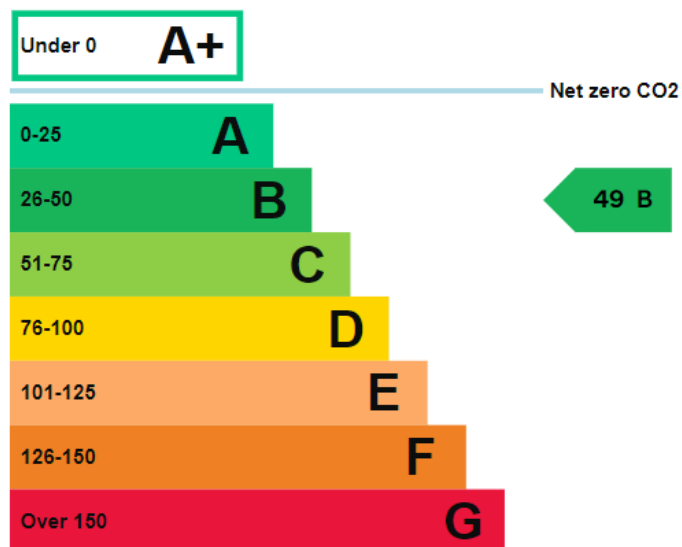
Any occupier should make their own enquiries to the Planning Department of Somerset Council (www.somerset.gov.uk).

Business Rates

The property is currently combined with the rating assessment for the adjoining building and will therefore require the assessment to be split.

Interested parties should make their own enquiries to Somerset Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.. www.voa.gov.uk.

Energy Performance Certificate



Lease

The property is by way of a new sub lease on full repairing and insuring terms. The lease will be outside the security of tenure provision of the Landlord & Tenant Act '54.

Rent

The property is offered to let for £44,000 per annum exclusive of VAT.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#).

Legal Costs

Each party is to be responsible for their own legal costs.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent price. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

AML

A successful tenant will be required to provide relevant information to satisfy AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



Alder King Property Consultants
Creech Castle Business Park
Bathpool
Taunton
Somerset TA1 2DX
www.alderking.com



Andrew Maynard
01823 444879
07831 154080
amaynard@alderking.com



Samantha Clayton
01823 444879
07341 461266
sclayton@alderking.com

AK Ref: AM/102743 **Date:** 07 2026 **Subject to Contract**



COMMERCIAL
AGENCY



INVESTMENT



BUILDING
SERVICES



PLANNING



RESIDENTIAL
DEVELOPMENT



PROFESSIONAL
SERVICES



MANAGEMENT
SERVICES



ASSET
RECOVERY

Important Notice

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol BS8 3BA. A list of all Members is available at the Registered Office.

1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

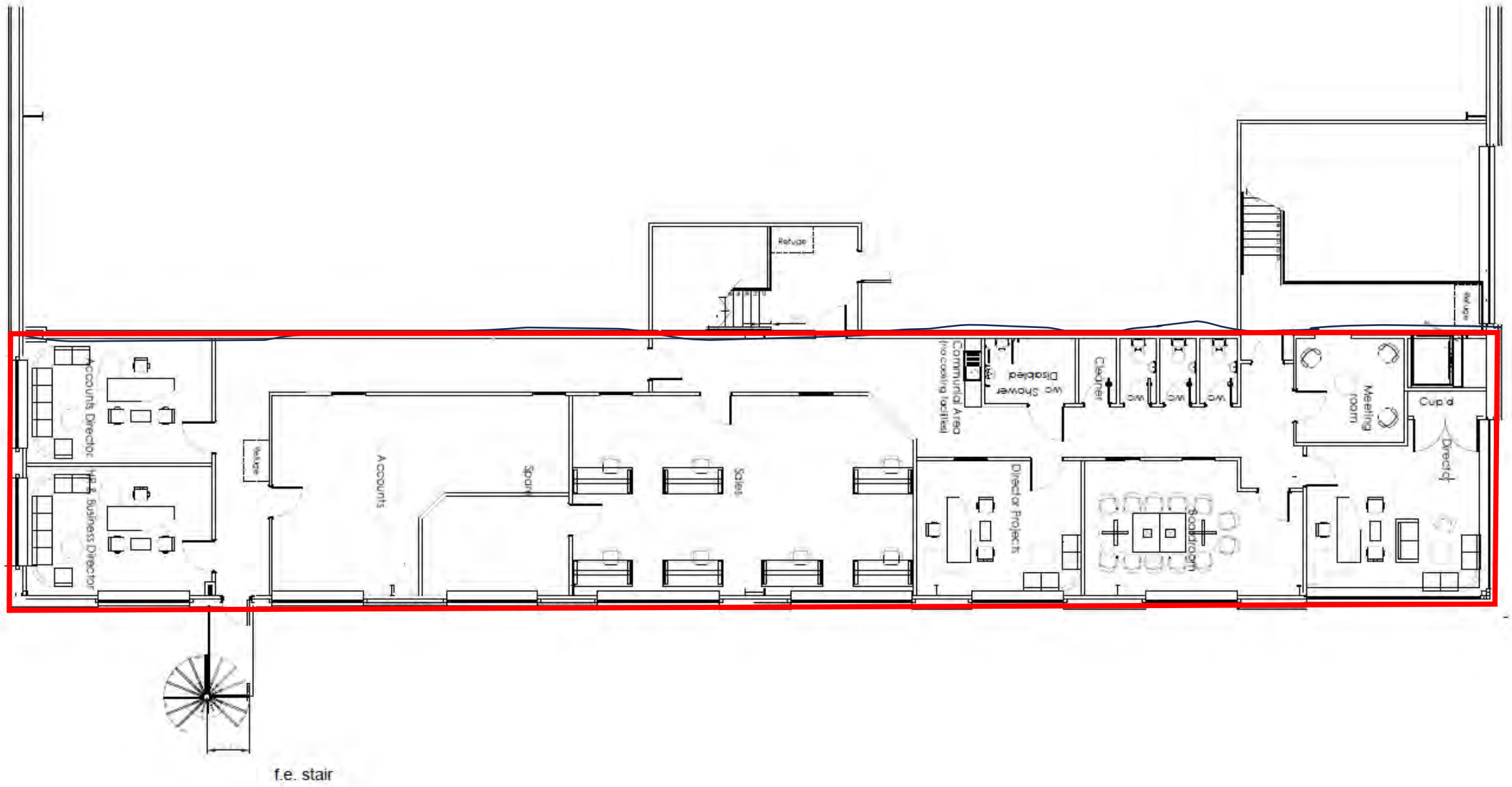
2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

Floor plan



alder king

PROPERTY CONSULTANTS

