



TO LET

Unit 113, Bridgwater Business Park

Bristol Road, Bridgwater, TA6 4TB

Warehouse unit of 3,813 sq ft (354.27 sq m) with yard area
Just off J23 of the M5 motorway

Location

The unit is situated on Bridgwater Business Park, strategically placed just off J23 of the M5 midway between Bristol and Exeter, with access off the A38.

Bridgwater is strategically located near major development scheme including the Gravity Smart Campus with the construction of a world class battery factory for Agragas well underway and Hinkley Point C, one of the largest infrastructure projects in the UK, both driving significant economic growth and supply chain opportunities.

The location offers business' the advantage of strong connectivity and proximity to key industrial hubs, making it ideal for logistics, manufacturing and service operations.

M5



J23 – 0.5 miles

Bristol



31 miles

Hinkley Point

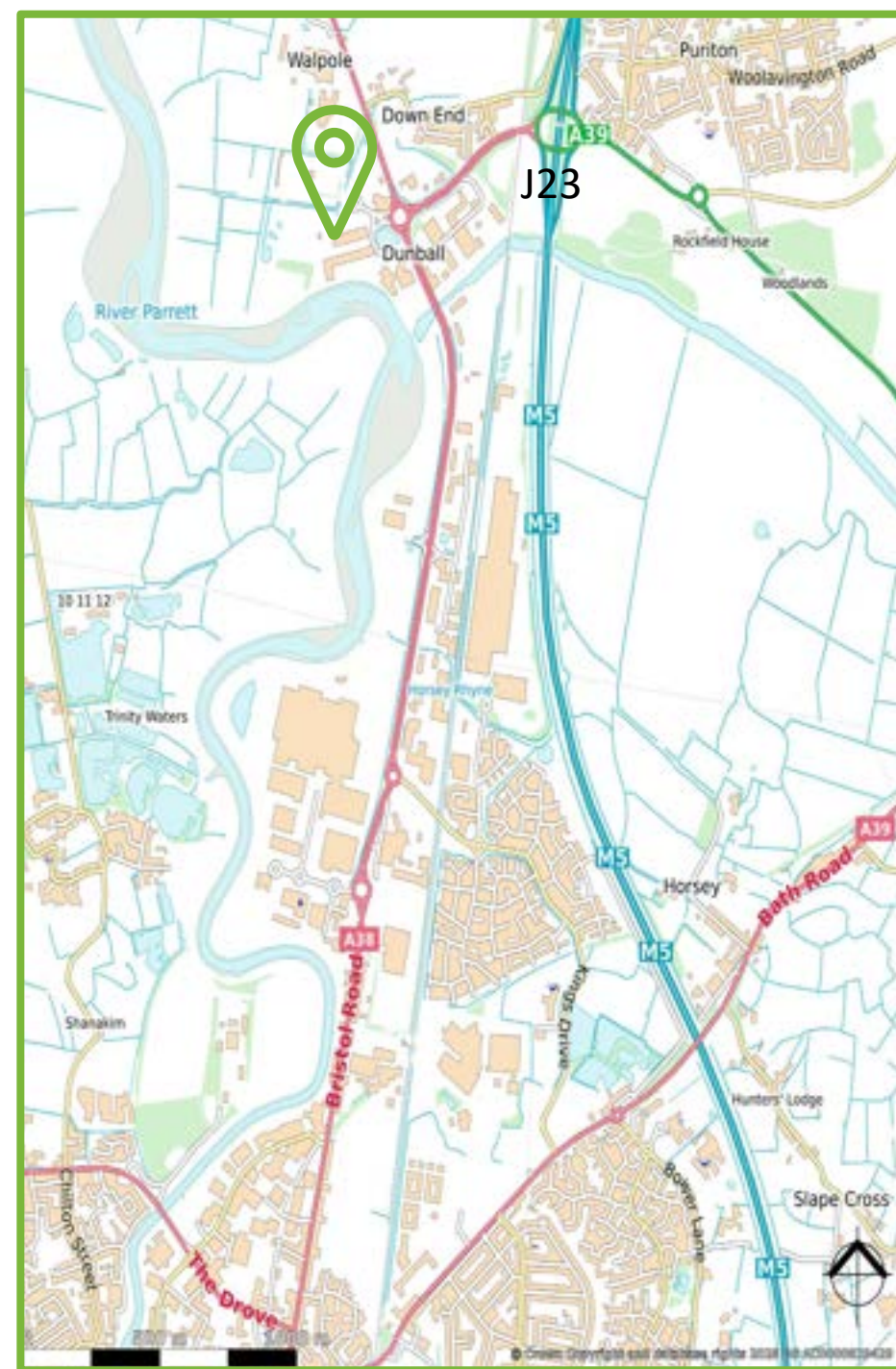


12 miles

**Gravity
(Agragas
Gigafactory)**



8 miles



Accommodation

Description

An end terrace unit providing warehouse / production and office space. The building is steel frame with metal profiled cladding to the elevations and roof, incorporating translucent panels.

The unit includes WC's, electrically operated loading door, separate personnel door and power distribution points.

Externally the unit has access over a shared entrance with parking spaces and yard adjacent to the unit.

Services

We are advised that mains electricity (3 phase) and water services are connected to the premises, with foul drainage via an estate wide private treatment plant and 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

Area	Sq ft	Sq m
Ground Floor	3,166	294.12
First Floor (office)	320	29.76
Second Floor (storage)	327	30.39
Total GIA	3,813	354.27

WC facilities



LED Lighting



Onsite parking



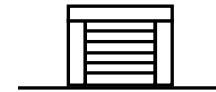
Industrial & Logistics



**Clear height
6.3m**



**Surface level
Doors = 1**



Planning | Rates | EPC | Terms

Planning

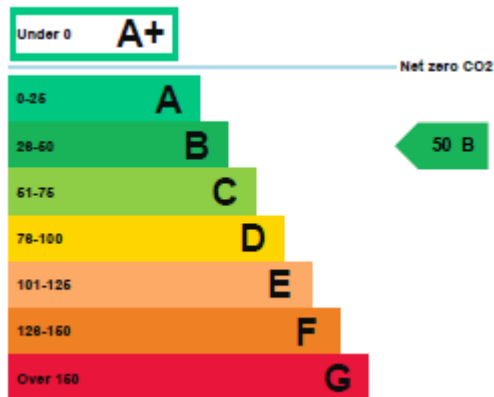
The property has planning permission for industrial use.

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

Business Rates

Following recent renovation and reconfiguration works, the rateable value is currently under review by the Valuation Office Agency and may be subject to variation. 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



Tenure / Rent

The unit is offered by way of a new lease on full repairing and insuring terms.

Asking rent of £28,500 per annum.

Deposit

A deposit and/or personal guarantee maybe required, subject to the provision of 3 years trading accounts.

Legal Costs

The Lessee to contribute £750 +VAT towards the Lessors legal costs.

VAT

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

AML

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

Viewing Arrangements

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



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COMMERCIAL
AGENCY



INVESTMENT



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SERVICES



PLANNING



RESIDENTIAL
DEVELOPMENT



PROFESSIONAL
SERVICES



MANAGEMENT
SERVICES



ASSET
RECOVERY

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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.

