



TO LET

# Unit 3, Festival Units

The Showground Business Park, Bridgwater. TA6 6LS

Modern Industrial/Warehouse units – 4,476 sq ft gross approx.

# Location

Festival Units are strategically located in Bridgwater, a town with a strong industrial links and growing logistics and manufacturing .

The site benefits from being 1.5 miles from J25 of the M5 motorway, supporting efficient national distribution. Its location places it well within the Sout -West, allowing easy access to key UK markets.

The town is positioned near major infrastructure and commercial developments including Agratas & Hinckley Point C. Nearby occupiers include GAP Tool Hire, Falcon Vehicle Rental, Westerly BMW/Mini and Nagel Group.

M5 Jct 24



1.5 miles south

Bridgwater



1.5 miles

Agratas

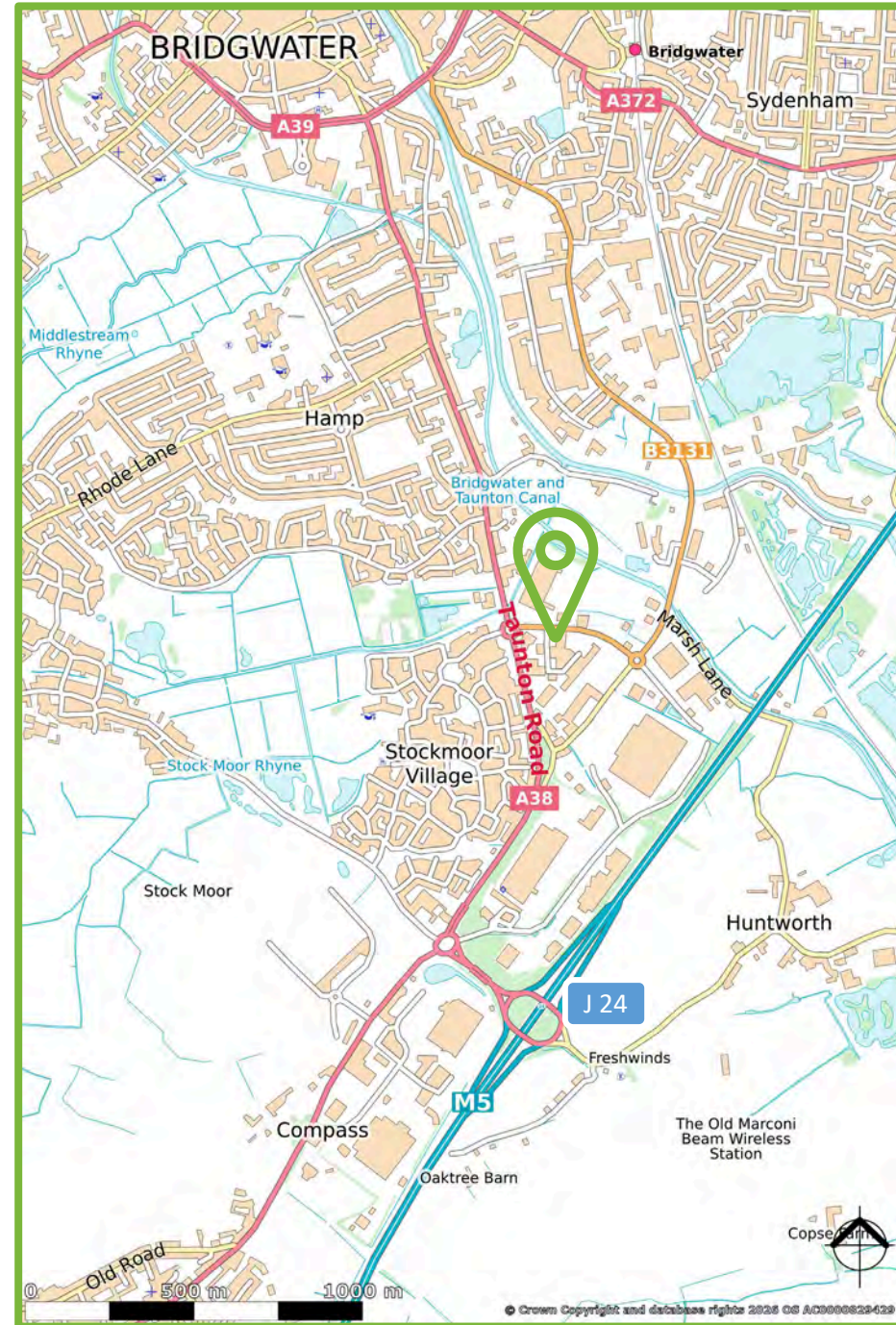


7 miles

HPC



12 miles



# Accommodation

## Description

A modern mid terrace industrial/warehouse unit with potential for trade counter use. The accommodation provides versatile workshop/warehouse space on the ground floor, combined with kitchen/staff welfare accommodation, which could be repurposed as offices on the first floor. The unit was fully refurbished in 2023 to a good standard.

## Parking

Alocated parking for 4 cars to the front of the units plus a further secure storage compound or parking to the far end of the scheme (adjacent to Unit 5).

## Services

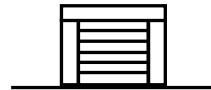
We are advised that mains electricity (3-phase), gas, water, drainage and fibre are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Area	sq ft	sq m
Unit 3 - Ground Floor	4,029	374.17
Unit 3 – First floor (offices/welfare)	447	41.60
TOTAL	4,476	415.80

Industrial &  
Logistics



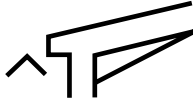
Surface level  
Door = 1



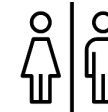
On-site  
parking



Eaves height  
6.86m



WC facilities



# Planning | Rates | EPC | Terms

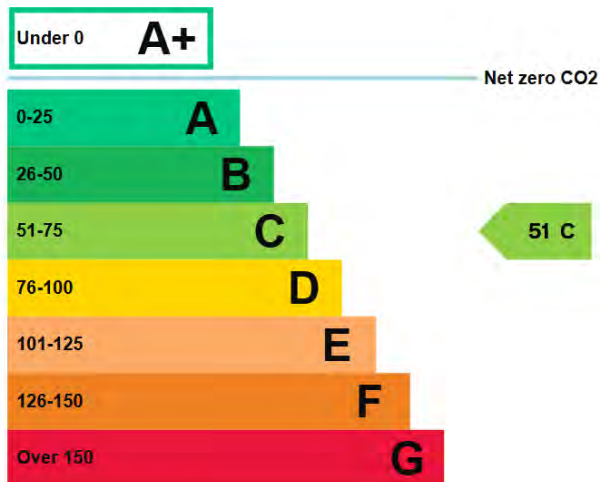
## Planning

We are verbally advised that the accommodation has planning consent for industrial/warehouse use, but any occupier should make their own enquiries to the Planning Department of Somerset Council. [Somerset Planning Office](#)

## Business Rates

The unit has a rateable value of £38,750 (from 1 April 2026). 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](http://www.voa.gov.uk).

## Energy Performance Certificate



## Lease

The property is available by way of a new full repairing an insuring lease with other terms to be agreed by negotiation, or by way of assignment of the current lease (further details on request).

## Code for Leasing

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

## Rent

Upon application.

## 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 will be levied on the rent. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

## AML

A successful tenant/purchaser 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:



**CBRE**  
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**AK Ref: AM/102344    Date: 04 2026    Subject to Contract**



COMMERCIAL  
AGENCY



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ASSET  
RECOVERY

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