

Industrial

UNIT 8 & 9 | DUNBALL INDUSTRIAL ESTATE

Dunball, Bridgwater, TA6 4TP

UNIT 8 & 9 | 15,849 SQ FT

Industrial Unit

Units 8 & 9 are located at the front of Dunball Industrial Estate, off Junction 23 of the M5 motorway, Bridgwater, Somerset. The front-of-estate position provides excellent visibility and access, making the units well suited to trade counter, storage or manufacturing use. The units measure 15,849 sq ft in total, with a minimum eaves height of 6m and a clear eaves height of 7m, providing generous internal headroom suitable for a range of industrial and storage operations. Access is via two electric roller shutter doors. The units are available individually or combined, offering flexibility for occupiers of varying size requirements. The site benefits from ample staff and customer parking, secure perimeter fencing and 24-hour access via electric gates. Both units hold an EPC rating of C. Junction 23 of the M5 is half a mile from the estate, providing swift access to the national motorway network. Bridgwater Railway Station is 2.5 miles away. Bristol is 35 miles to the north east and Hinkley Point C, one of the UK's largest construction projects, is approximately 13 miles away, making the estate a practical location for businesses serving the site.

Lease Type **New**



Unit Summary

- 24 Hour Access
- Roller Shutter Door
- Turning Circle
- Ideal Trade Counter Units
- Car Parking
- Secure Estate

Occupational Costs

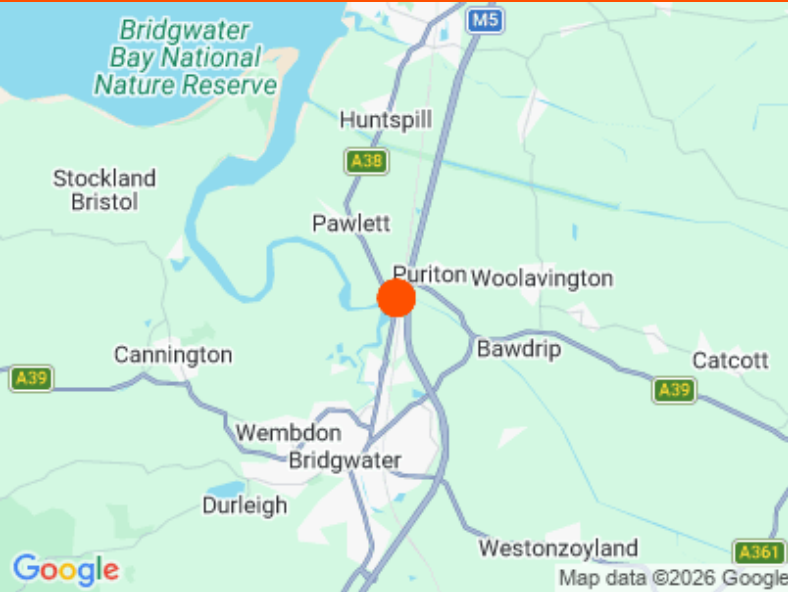
	Per Annum	Per Sq Ft
Rent	£174,339.00	£11.00
Rates	£3,542.40	£0.22
Maintenance Charge	£20,603.70	£1.30
Insurance	£3,169.80	£0.20
Total Cost	£201,654.90	£12.72

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

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Location

Dunball Industrial Estate is located off J23 of the M5 motorway and is 2 miles to the north of Bridgwater town centre, access to the M5 is in under 2 minutes. Taunton is 11 miles to the south and Bristol is located approximately 37 miles to the north east. The estate is a 25 minute drive to Hinkley Point.



Road
M5: <1 mile



Airport
Bristol: 22 miles



Rail
Bridgwater train station: 3 miles

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	C (60)



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Key Contact



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