

Industrial

UNIT 8 | BLAKE MILL BUSINESS PARK

Brue Avenue, Bridgwater, TA6 5LT



UNIT 8 | 1,006 SQ FT

Industrial Unit with Office

This end-of-terrace unit is situated on a well maintained and quiet industrial estate, conveniently located just a short five minute drive from both the A38 and the M4. Its excellent transport connectivity makes it a practical choice for businesses requiring easy access to major road networks. Ideal as a starter unit or for secure storage, the property offers 24 hour access along with on site parking, providing flexibility and convenience for occupiers. The property holds an EPC rating of C, making it compliant with current energy efficiency requirements and suitable for a range of commercial uses.



Lease Type	New
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✔ Unit Summary

- 24 Hour Access
- Storage Unit
- Starter Unit
- Well Maintained Estate
- Car Parking
- WC Facilities

£ Occupational Costs

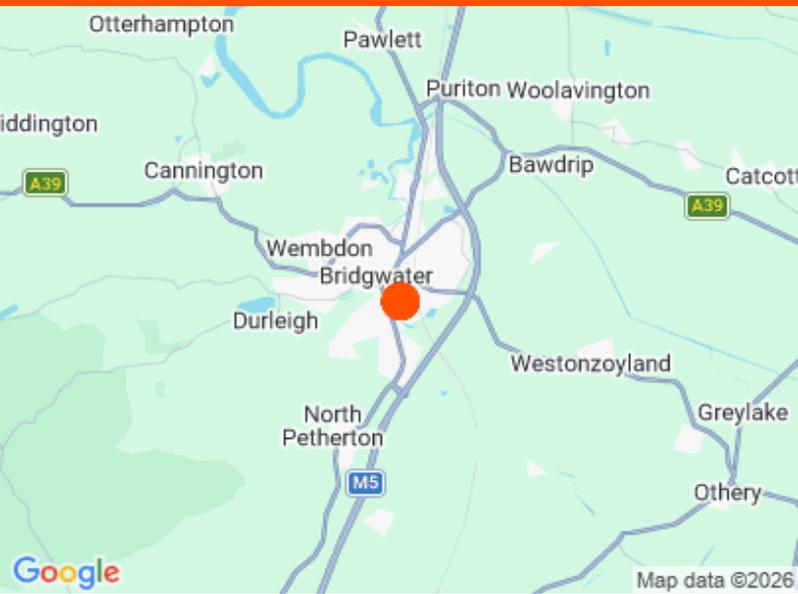
	Per Annum	Per Sq Ft
Rent	£14,200.00	£14.12
Rates	£4,500.00	£4.47
Maintenance Charge	£2,414.40	£2.40
Insurance	£271.62	£0.27
Total Cost	£21,386.02	£21.26

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

Blake Mill Business Park is located 2 miles from the M5 motorway and is located less than a mile to the south of Bridgwater town centre. 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: 29 miles
-  Rail
Bridgwater: 1 mile

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 (107)



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Key Contact



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