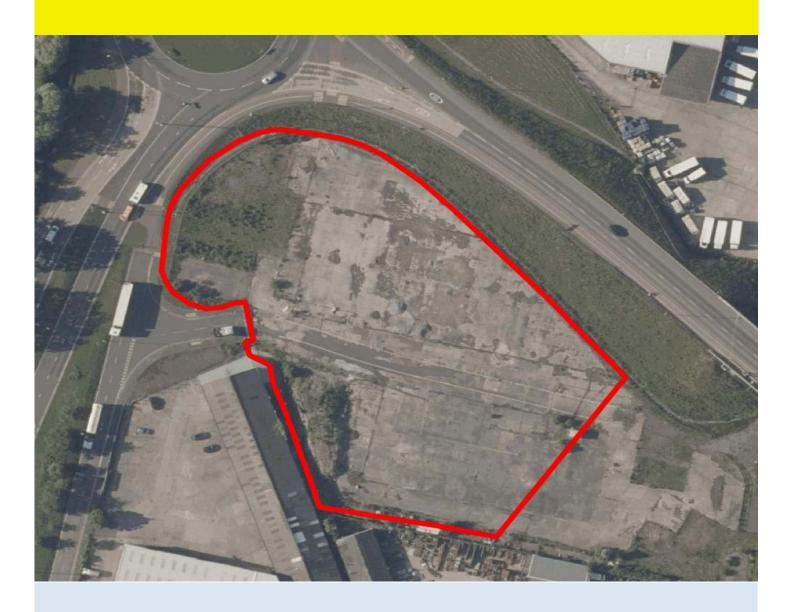
# **COMMERCIAL DEVELOPMENT SITE**



# **NEW BUILDINGS TO LET/FOR SALE**

ON A SITE OF UP TO 2.5 ACRES (approximately 1 hectare)

KINGS BUSINESS PARK, BRISTOL ROAD, BRIDGWATER, TA6 4AP



- Prominent commercial development site
- Available leasehold or freehold
- Units to be built to specific requirements

#### **LOCATION**

The site is situated in a highly prominent location, with substantial frontage to Bristol Road, the main arterial route into the town via the A38 dual carriageway from Junction 23 of the M5. The well established Express Park is directly opposite the site and the roundabout provides direct access to the nearby Morrisons Regional Distribution Centre. The area is of mixed use, providing commercial, residential, trade and leisure occupiers.

Approximately 3.5 miles to the south is Junction 24 of the M5.

#### **DESCRIPTION**

The site has an existing planning consent of B1 (light industrial), B2 (general industrial) and B8 (warehousing, storage and distribution) uses.

Other uses may be considered appropriate for the site, including drive through/retail/leisure facilities, subject to obtaining the appropriate planning consents.

#### **ACCOMMODATION**

Units will be built to suit specific occupier requirements, subject to obtaining detailed planning consent. Please make the agents aware of your particular requirements including office content, eaves height, parking and we will work to accommodate you within the scheme.

## **TENURE**

Unit will be available by way of a new lease on terms to be agreed.

#### **QUOTING TERMS**

Terms for a freehold are available by request and conditional on the size and specification of the specific building.

#### **RATEABLE VALUE**

The individual units will be assessed on completion.

#### VAT

Figures quoted are exclusive of VAT which may be payable.

#### **LEGAL COSTS**

Each party to be responsible for their own legal costs in this matter.

FUTHER INFORMATION/VIEWINGS- Strictly by appointment with the joint agents:

**Tom Gibbons** 

tg@burstoncook.co.uk 01934 261 828 **Chloe Burston** 

chloe@burstoncook.co.uk 0117 314 9952

Or

# John Capstick

McKinlays commercial@mckinlays.co.uk 01823 333 391

Or

### **Neil Frais**

NFK nfk@btinternet.com 0208 868 5772

#### Misrepresentation:

Burston Cook for themselves and for the vendors or lessors of this property for whom they act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Burston Cook cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Burston Cook has any authority to make or give any representation or warranty or enter into any contact whatever in relation to the property; (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Burston Cook will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements. February 2020.