



Units 5 & 6 Condor Quay

East Quay, Bridgewater, TA6 4DB



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East Quay, Bridgwater, TA6 4DB

Bruton Knowles, Plumer House, Tailyour Road,
Plymouth, PL6 5DH

Mark Slade 01752 936101

Mark.slade@brutonknowles.co.uk

TO LET

LOCATION

A few minutes drive off the A38 leading to Junction 23 (to the North) and Junction 24 (to the South) of the M5 (approximately ten minute drive). Condor Quay is situated opposite Rivers House on East Quay which is the continuation of Wylds Road, the main artery road through Castlefields Industrial Estate within close proximity of Jewsons, Focus DIY, YHC Hire Services, East Quay Medical Centre, Bridgwater Retail Park and a short walking distance of the town centre.

DESCRIPTION

Located adjacent to City Electrical Factors with main road frontage onto East Quay Unit 2 offers trade counter/office accommodation plus warehouse/industrial space.

The warehouse extending to approximately 626.2 square meters has the benefit of good eaves height, three phase power and is accessed via roller shutter door on East Quay elevation.

Twin, glazed pedestrian doors lead into the trade counter/reception area with doors leading to a further offices and warehouse/production area.

Within the warehouse/production area are two WCs, kitchenette and two mezzanine storage areas accessed via steel staircases.

There are two roller shutter doors giving access to a secure yard at the rear of the site.

The estate is security fenced and offers good on site parking.

ACCOMMODATION

All areas and dimensions stated are in accordance with the Code of Measuring Practice

	Sq ft	Sq m
Total (GIA Approx)	6740	626.2

ENERGY PERFORMANCE CERTIFICATE

Rating F (135)

VAT

All figures quoted are exclusive of VAT

TENURE

The property is available on a Leasehold basis (length negotiable). Initial rent £35,000 per annum exclusive.

BUSINESS RATES

The premises are assessed as WAREHOUSE AND PREMISES and have rateable value of £34,000.

VIEWING

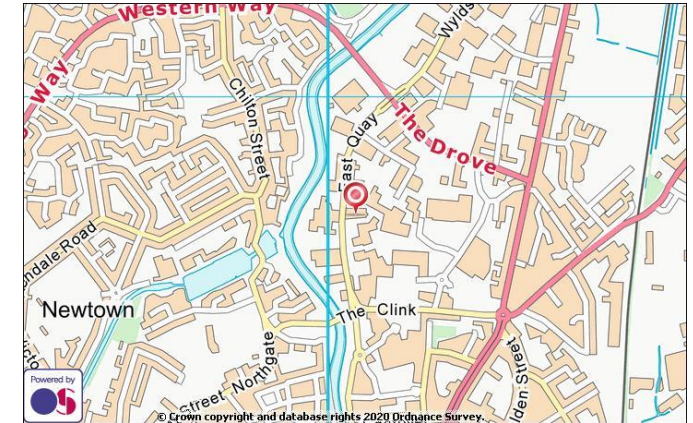
By appointment with the SOLE AGENTS

Contact: Mark Slade

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LOCATION PLAN



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