



THE COMMERCIAL PROPERTY SPECIALISTS

TO LET

OFFICE/RETAIL UNIT

**901 sq ft
(83.77 sq m)**



**UNIT 12, WILLS BUSINESS PARK, SALMON PARADE,
BRIDGWATER, SOMERSET, TA6 5JT**



- ◆ Prominent Road Frontage
- ◆ Recently Refurbished
- ◆ Available Immediately
- ◆ Mixture of open plan & cellular rooms
- ◆ Kitchenette
- ◆ Shower Room
- ◆ M5 Motorway 3 miles distant

VIEW MORE AT BULLEYS.CO.UK

LOCATION

Wills Business Park is an established self contained Business Park offering 21 units for commercial uses. The Business Park is located within the historic market town of Bridgwater, with regional access via the A38 or A39 and nationally via Junction 23 of the M5 Motorway some 3 miles distant.

DESCRIPTION

Unit 12 is a recently refurbished office premises with a prominent frontage on Salmon Parade. The unit is accessed via a pedestrian access door and is made up of a mixture of open plan and cellular rooms. This unit would suit a variety of businesses subject to the appropriate planning permission being achieved. To the rear of the property is a kitchenette, W.C. and shower room.

ACCOMMODATION

The property provides the following approximate Gross Internal Floor Areas:

	sq ft	sq m
Unit 12	901	83.77

RENTAL

£6,500 per annum exclusive.

LEASE TERMS

The unit is available by way of a new standard estate lease on a 3 or 5 year term.

SERVICES

We understand that mains water drainage and electricity are connected or available however interested parties are advised to check the position with their advisors/contractors.

PLANNING

Interested parties are advised to make their own enquiries with Somerset Council.

VAT

All figures quoted do not include VAT which will be payable at the current prevailing rate.

RATES

We are verbally advised by Somerset Council that the current assessment is as follows:

Rateable Value: £7,700
Rates Payable: £3,842.30 (from April 2026)

The above figures are subject to Small Business Rates Relief and Transitional Relief/Surcharges where applicable. Interested parties should enquire to the Local Authority to confirm their specific liability on 0300 123 2224.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

EPC

EPC's have been carried out and have been awarded as follows:

122-E

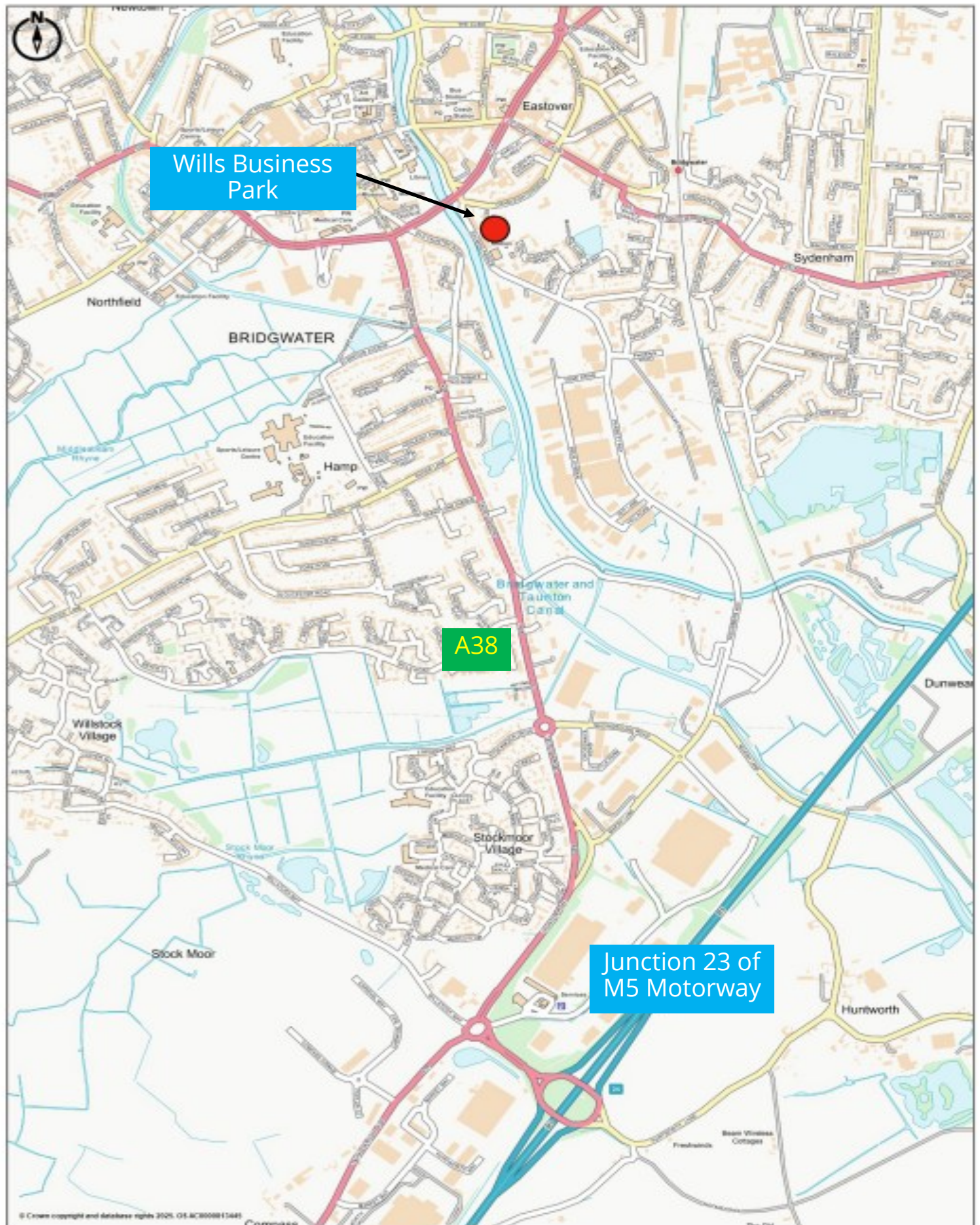
WEBSITE

Additional photography and further information is available at bulleys.co.uk/willsunit12

VIEWING

Strictly by prior appointment with the sole agents Bulleys at their Worcester office on 01905 633333.

Details prepared 02/2026



IMPORTANT NOTICE

Bulleys for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
- (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person in the employment of Bulleys has any authority to make or give any representation or warranty whatever in relation to this property.
- (iv) All rentals and prices are quoted exclusive of VAT.
- (v) The reference to any plant, machinery, equipment, fixtures and fittings at the property shall not constitute a representation (unless otherwise stated) as to its state and 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.
- (vi) Any movable contents, fixtures and fitting referred to in these particulars (including any shown in photographs) are excluded from the sale/letting, unless stated otherwise.