



11 Huntspill Road  
Highbridge  
Somerset  
TA9 3ZD

Ground Floor Office Unit

Approximately 991 sq ft (90.03 sq m)

- Modern offices
- Onsite car parking
- Local to town centre
- Would suit Medical or Veterinary use

## LOCATION

The premises is located in the town of Highbridge off Junction 22 of the M5, neighbouring Burnham-On-Sea, 10.5 miles south of Weston-Super-Mare and 8 miles north of Bridgwater.

The premises is located off Huntspill Road where it meets Highbridge Quay.

## DESCRIPTION

The space consists of 3 moderate to large office rooms with common areas including; reception, hallways, toilets and kitchen. To the rear of the premises there is a court yard and garden area.

Further specification includes:

- Double glazed windows
- Perimeter trunking
- Carpet flooring
- Electric heaters
- Comfort cooling/heating system
- 3 designated car parking spaces
- Fire and burglar alarm

## SERVICES

Prospective occupiers are advised to make their own investigations as to the availability, capacity, state and condition of services.

## ACCOMMODATION

The property has been measured on a net internal area basis. The floor areas calculated are estimated as follows:

	Sq M	Sq Ft
Ground Floor Area	90.03	991
<b>Total</b>	<b>90.03</b>	<b>991</b>

## TERMS

The building will be available to let on an internal repairing and insuring basis on terms to be agreed subject to status.

## BUSINESS RATES

Rateable Value £11,000. Prospective tenants are advised to make their own enquiries regarding the exact rates payable through the Valuation Office website.

## PLANNING

The most recent use of the units was for that of an education training centre however, prospective tenants should make their own enquiries in respect of their use of the site to Somerset Council:

Tel: 0300 123224

## EPC

An EPC certificate has been commissioned and certificate is awaited.

## VAT

All prices quoted are exclusive of VAT.

## RENT

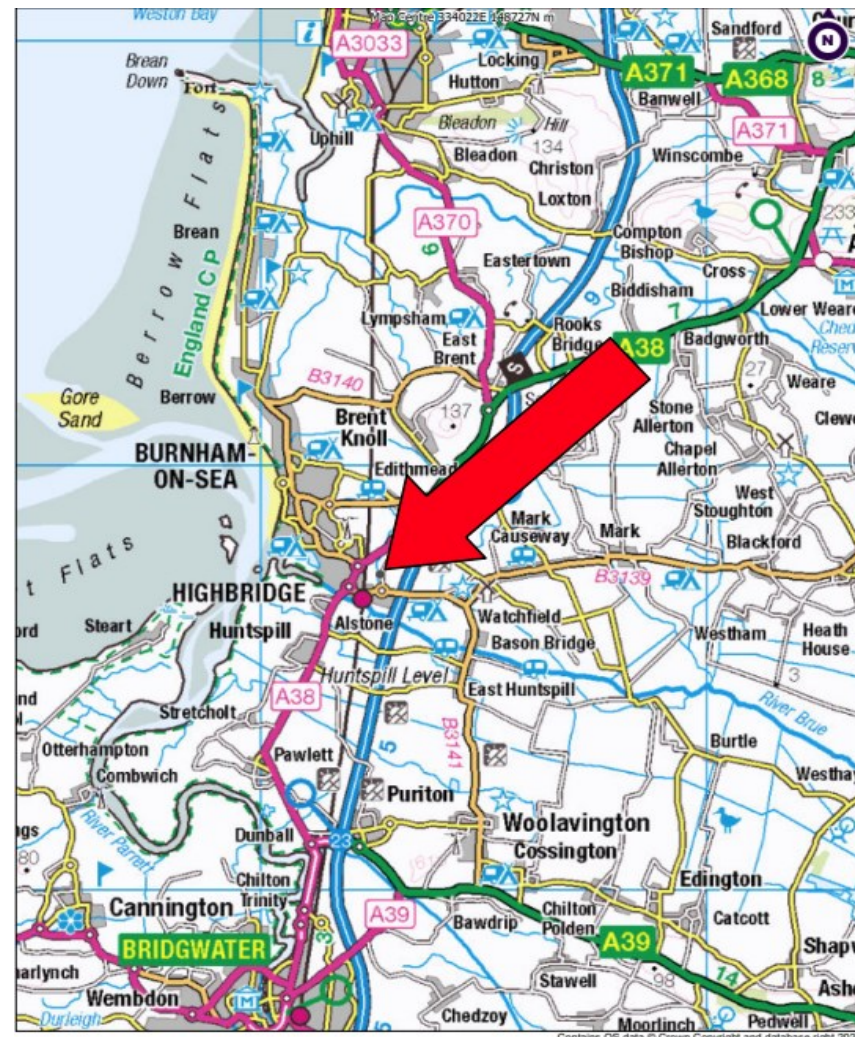
£13,000 per annum exclusive

## VIEWINGS

Access can be provided for viewings strictly via the appointed agents only.



**SUBJECT TO CONTRACT**



For Identification Purposes Only

## FURTHER INFORMATION

Should you require further information please contact:

[www.carterjonas.co.uk](http://www.carterjonas.co.uk)

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## IMPORTANT INFORMATION

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**Carter Jonas**