



alder king

PROPERTY CONSULTANTS

TO LET

Part 2nd Floor, Mallard Court

Express Park, Bridgwater, Somerset, TA6 4RN

Grade A office accommodation with parking

Location

The accommodation forms part of the second floor in Mallard Court on Express Park in Bridgwater. The town is served by junctions 23 and 24 of the M5, giving immediate access to the motorway network, and has a mainline rail station with a fastest journey time to London Paddington of just under 3 hours. It is the main access point and service centre for the Hinkley Point C (HPC) nuclear power plant development, one of the largest construction projects in Europe with a dedicated EDF park and ride facility off the Dunball roundabout just ½ mile away.

Facilities on Express Park include a petrol filling station with a Budgens convenience store, Subway and Greggs, which are next to a Cookhouse Pub / restaurant and Premier Inn hotel.

M5



2 miles north (J23)

Railway station



Bristol

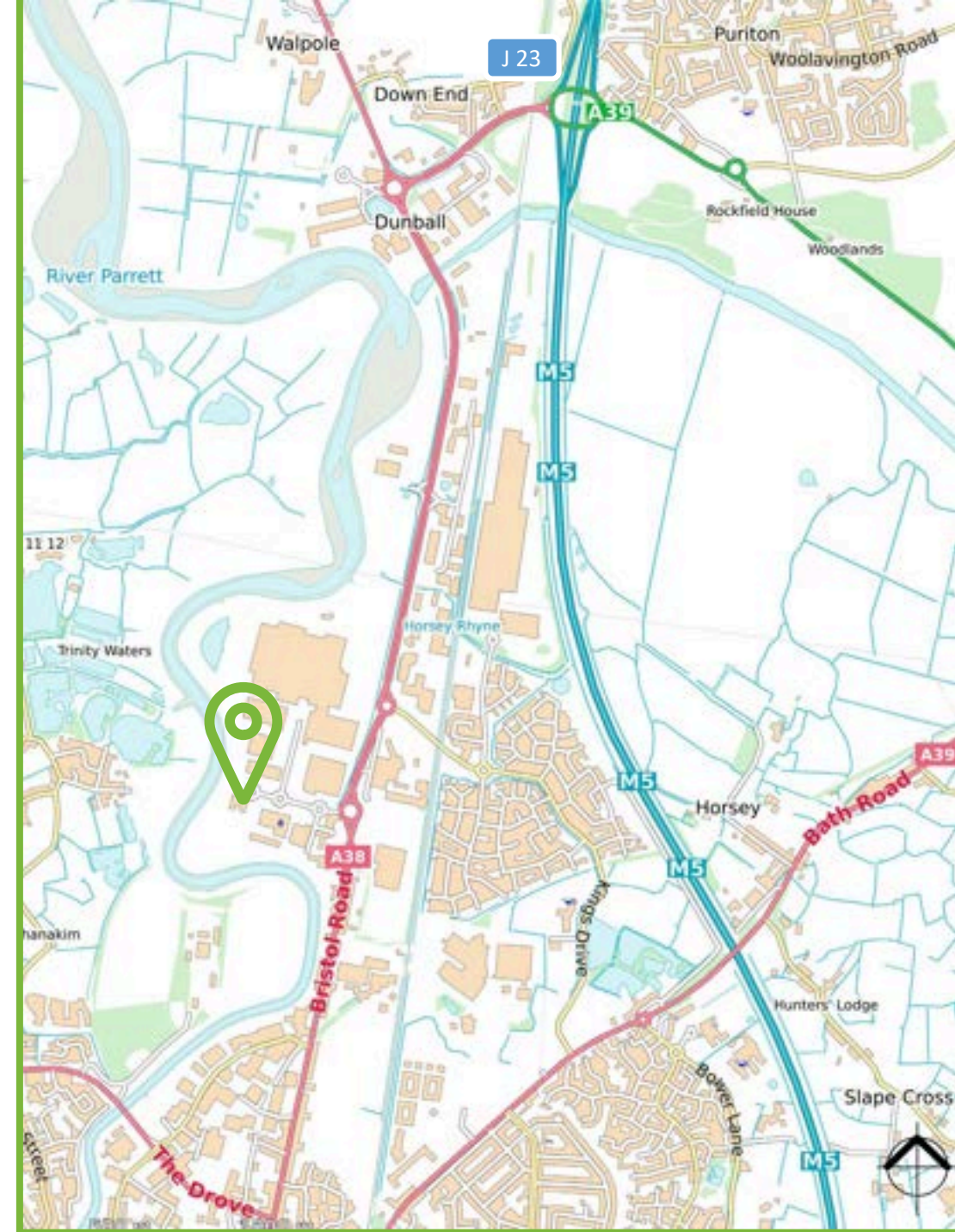


36 miles

Taunton



16 mile



Accommodation

Description

A second-floor office suite providing high quality Grade A accommodation, with an open plan layout. The suite includes parking spaces based on a ratio of around 1:350 ft²; raised access floors with floor boxes, suspended metal ceilings and VRV cooling/heating throughout.

The building includes an 8-person passenger lift with full disabled access and a reception desk with concierge, informal break out areas.

Services

We are advised that main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Area	Sq ft	Sq m
Office suite	3,720	345.61

LED lighting



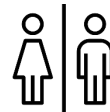
Open plan layout



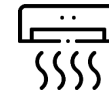
Onsite parking



WC facilities



Air conditioning comfort cooling



Fully accessible raised floors



Electric vehicle charge point



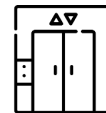
Shower facilities



Suspended ceilings



Passenger lift



LED lighting



Bicycle parking



Planning | Rates | EPC | Terms

Planning

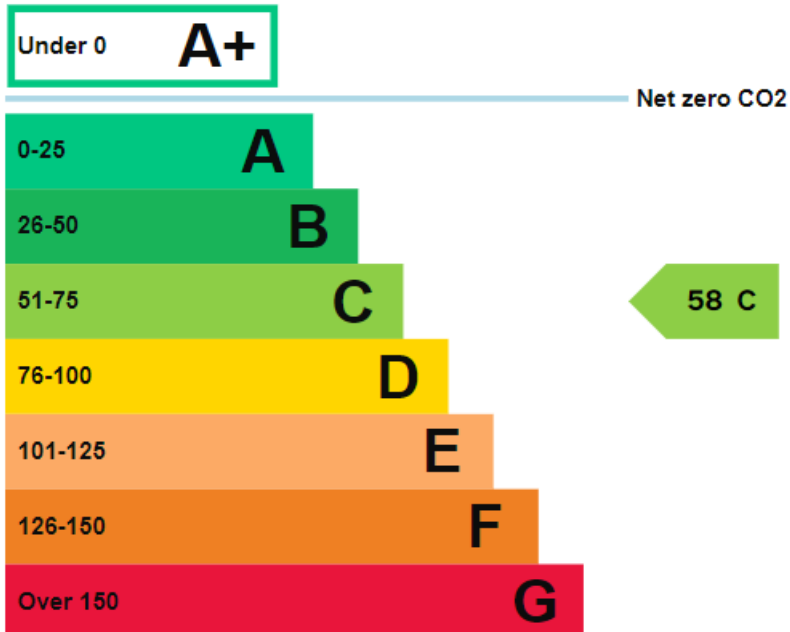
We understand that the accommodation has consent to office use.

Business Rates

The suite is to be re-assessed.

Interested parties should make their own enquiries to Somerset Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.. www.voa.gov.uk.

Energy Performance Certificate



Tenure

The accommodation is available by way of a new lease on a full repairing basis, with other terms by negotiation

Quoting Rent

Based on £16.50 per sq ft.

Service Charge

There is a service charge for the upkeep and maintenance of the building and common areas and services. Further information on request.

Legal Costs

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

VAT

Under the Finance Acts 1989 and 1997, VAT will be levied on the rent. We recommend that the prospective occupiers establish the VAT implications before entering into any agreement.

AML

A successful occupier will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



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Subject to Contract

Important Notice

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1. Money Laundering Regulations 2017

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2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

