



THE EXCHANGE

alder king

PROPERTY CONSULTANTS

TO LET

Flexible office suites

The Exchange, Express Park, Bristol Road, Bridgwater, TA6 4RR

Range of office suites available with parking

Location

The Exchange is situated on Express Park, strategically placed just off J23 of the M5, midway between Bristol and Exeter, with access off the A38.

The town is the main access point for the Hinkley Point C nuclear power plant development and the Agratas gigafactory, Britain's biggest electric vehicle battery manufacturing facility, around 3 miles to the northeast of the property, which will create 4,000 new jobs with around £4 billion of investment.

Facilities in the building include a day nursery ([Mama Bear's Dat Nursery](#)) with restaurants, hotels and other amenities within the local area.

M5



J23 - 1.5 miles

Bristol



33 mile

Hinkley Point



12 miles

**Gravity
(Agratas
Gigafactory)**



3 miles





eXchange

Accommodation

Description

At The Exchange, you have the choice of managed or serviced office space, as well as conventional leasing. Flexibility is key when it comes to providing your team with a great workplace – especially when circumstances change.

Your workspace will feature:

- ✓ Large, openable windows
- ✓ Communal kitchen area
- ✓ Bookable meeting rooms
- ✓ Break-out spaces
- ✓ Fibre optic broadband available (1Gb)
- ✓ Parking available (based on your office space)
- ✓ Onsite building manager

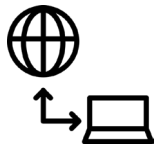
Services

We are advised that all 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.

The Exchange is also fully DDA compliant.

Area	Sq ft	Sq m
Second Floor Rooms		
Room 8	550	51.09
Room 9B	369	34.28

Fibre Optic Broadband



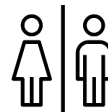
Kitchenette



Onsite parking



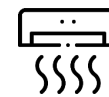
WC facilities

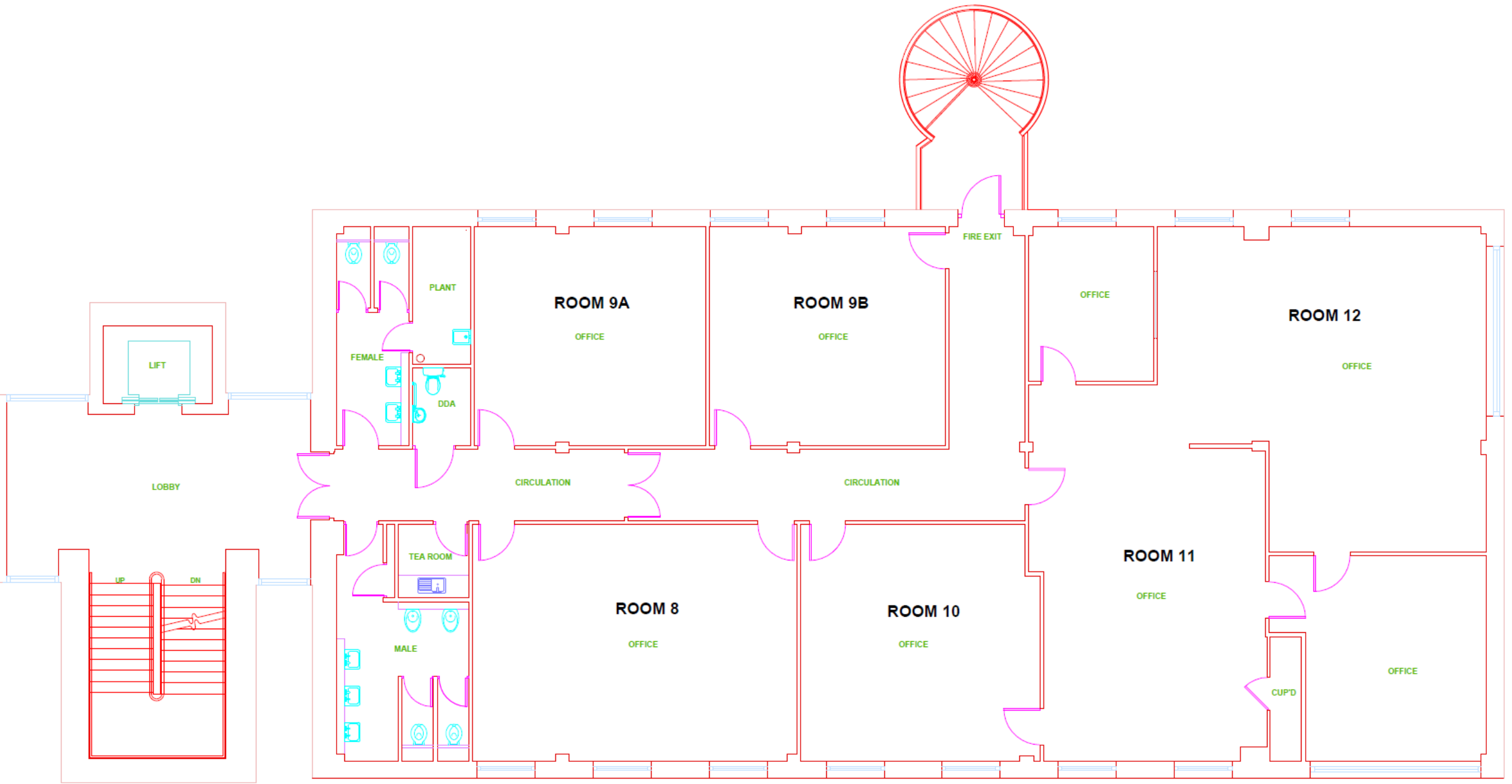


Fully accessible raised floors



Air conditioning comfort cooling





Facilities | EPC | Terms

Staffed Reception

The Exchange has a serviced reception area (8:30-17:00), so there's always someone on hand to greet guests, as well as take in any parcels and packages.

On Site Facilities

Work isn't just about, well, work. Connections between colleagues are vital, which is why The Exchange has a range of break-out areas and spaces, ideal for chats, informal meetings, and taking time-outs.

Additional Extras

If required, you'll have access to client's our additional extras, including comprehensive telephone system, call management, and virtual office address.

For more information on the availability of our office space, as well as business rates and viewing appointments, contact us.

Flexible Leases

We have flexible leases, as well as the option for inclusive serviced terms too. Our clients friendly team is on hand to talk through your options.

High Speed Fibre Broadband

Whatever your industry, having a reliable internet connection is essential for running your business. With ultra-fast broadband and Wi-Fi, your company can stay online – and do more than ever before. 1Gb fibre connection available instantly

Legal Costs

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

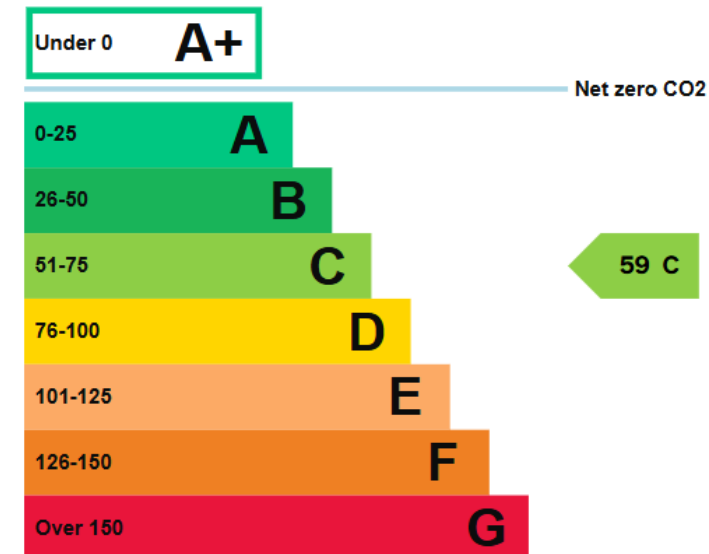
VAT

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

AML

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

Energy Performance Certificate



Viewing Arrangements

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

Lyndon Brett Partnership

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Bridgwater TA6 3DA
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Subject to Contract

Important Notice

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796.
Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol BS8 3BA.
A list of all Members is available at the Registered Office.

1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

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.

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