



THE COMMERCIAL PROPERTY SPECIALISTS

TO LET

INDUSTRIAL WAREHOUSE PREMISES

**1,173 sq ft
(108.98 sq m)**



**UNIT 3, WILLS BUSINESS PARK,
SALMON PARADE, BRIDGWATER, SOMERSET, TA6 5JT**



♦ Roller shutter door access.

♦ WC facilities.

♦ Integrated office.

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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 the Junction 23 of the M5 Motorway, some 3 miles distant.

DESCRIPTION

Unit 3 is a warehouse industrial premises, accessed via a roller shutter door and pedestrian access door. The unit is predominantly open-plan with some internal offices and WC facility.

ACCOMMODATION

Gross internal areas approximately:

	sq ft	sq m
Total:	1,173	108.98

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 on 0300 123 2224.

VAT

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

LEGAL COSTS

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

RATES

From the VOA website, the current assessment is as follows:

Rateable Value: £8,400.00 (from 1 April 2026)

Interested parties should enquire to the Local Authority to confirm their specific liability.

EPC

An EPC' have been carried out on this unit. The unit has been graded as follows:

D-82

WEBSITE

Photography and further information is available at bulleys.co.uk/wills3

VIEWING

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

Details prepared 06/26