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PROPERTY CONSULTANTS

TO LET Unit P3

Peninsula Business Park, Bristol Road, Bridgwater, TA6 4QB

Modern Warehouse / production unit

Location

Peninsula Business Park is strategically placed just off J23 of the M5 midway between Bristol and Exeter, with access off the A38.

Bridgwater is a large, well-developed town with a population of over 40,000. It offers a wide range of major supermarkets, retail parks, industrial areas and entertainment facilities. The town continues to experience significant economic growth, supported by major nearby projects including Hinkley Point C (12 miles away) and the Agratas Gigafactory (3 miles away).

M5



1 mile north-east

Bridgwater



3 miles

Hinkley Point C

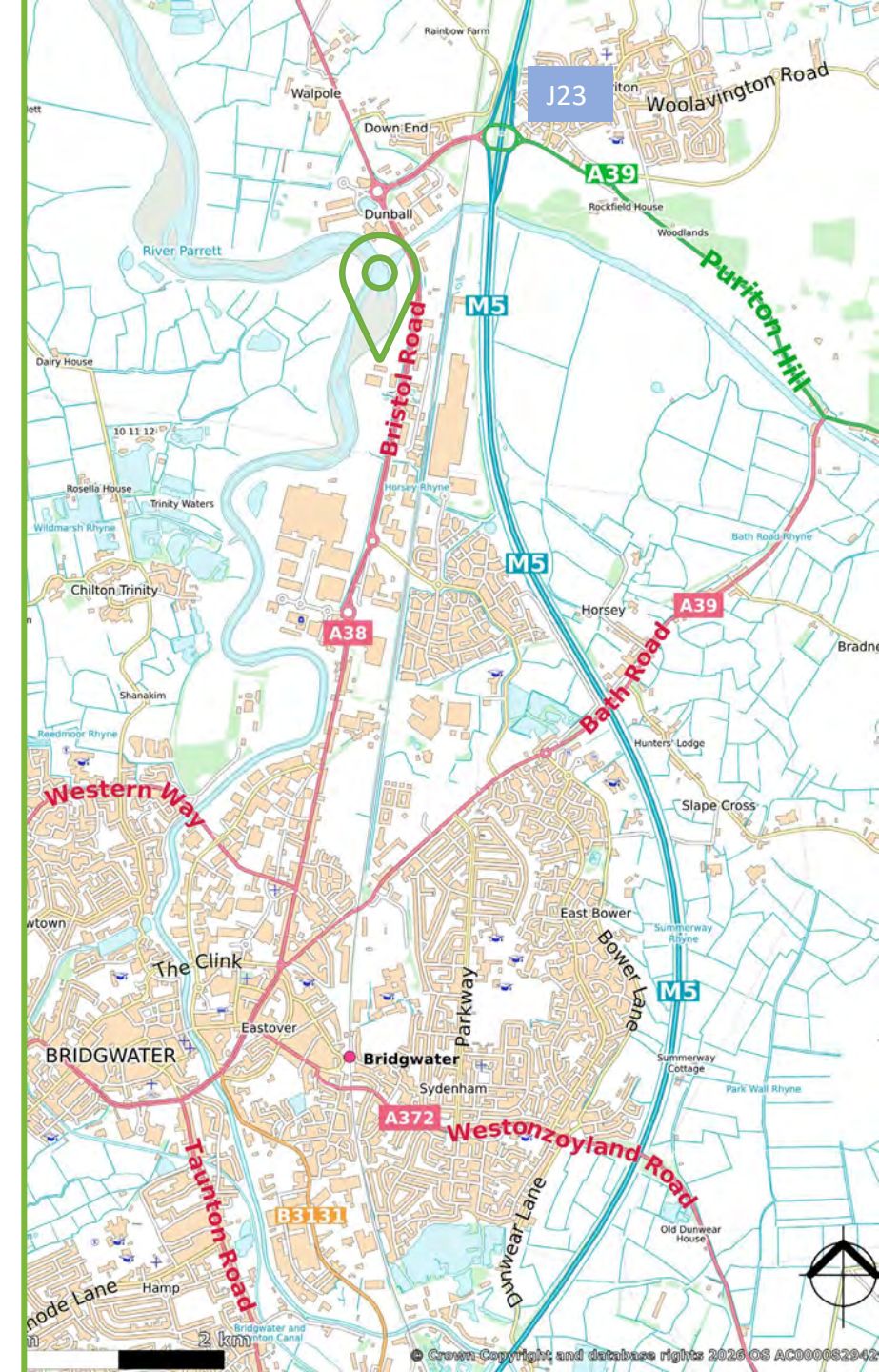


12 miles

**Agratas
Gigafactory**



3 miles



Accommodation

Description

The property provides modern (constructed in 2021) warehouse / production space with office, WC and kitchenette. The building is steel portal frame with brick/blockwork base walls with composite cladding above and to the roof (with 10% translucent panels) with power floated concrete floors (35kN/m² floor loading). Internally the unit is divided from front to back (60:40) with interconnecting door and includes two enclosed production / storage rooms. The building benefits from LED lighting, gas fired space heaters, electrically operated up and over loading doors with separate personnel doors. Externally the property has access over a shared entrance with parking adjacent to the building.

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 main building has 3-phase electricity and includes fire and intruder alarm systems.

Area	Sq ft	Sq m
Warehouse/Production area	10,134	941.53

Industrial & Logistics



Surface level
Doors = 3




Haunch height
6.5m

Solar Panels



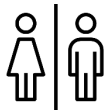
Onsite parking



Kitchenette



WC facilities





Unit P3

Vanworx

Jct 23
M5

Ibis Hotel

Somerset
Willow

Somerset
Innovation

Planning | Rates | EPC | Terms

Planning

The property has planning permission for B2 and B8 uses (planning application reference 09/20/00017).

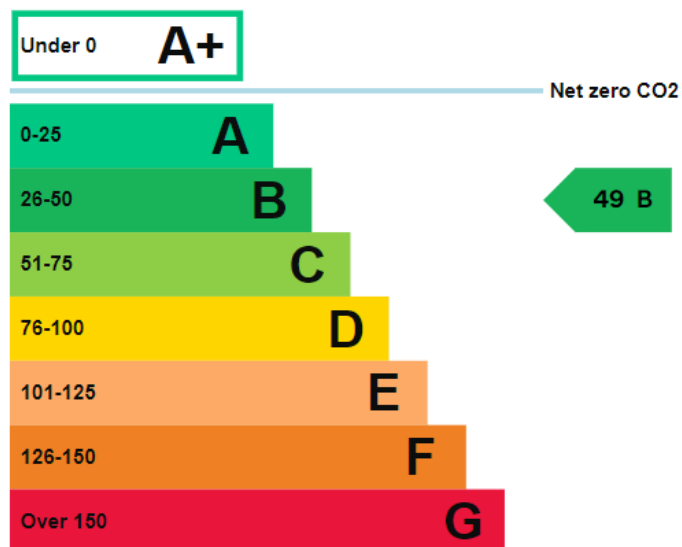
Any occupier should make their own enquiries to the Planning Department of Somerset Council (www.somerset.gov.uk).

Business Rates

The property is currently combined with the rating assessment for the adjoining building and will therefore require the assessment to be split.

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 property is available by way of assignment of the existing lease (expiry 2037), or on a new sub lease on full repairing and insuring terms.

Rent

The property has an asking rent of £110,000 per annum exclusive of VAT on a new sub lease. Further information available on request.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#).

Legal Costs

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

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

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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COMMERCIAL
AGENCY



INVESTMENT



BUILDING
SERVICES



PLANNING



RESIDENTIAL
DEVELOPMENT



PROFESSIONAL
SERVICES



MANAGEMENT
SERVICES



ASSET
RECOVERY

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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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