



Pearl House Bridgwater Somerset TA6 5AT

TO LET

920 sq ft – 2,751 sq ft (85.50 sq m – 255.67 sq m)

Modern purpose built offices arranged on 1st and 2nd floors with parking



Location:

Pearl House is situated in a quiet cul-de-sac position in the town Centre of Bridgwater, overlooking the Clink. The town and Bridgwater railway station are within walking distance. The town Centre link road allows access to the A38/A39 and motorway network. Bridgwater is served by both Junctions 23 & 24 of M5 motorway.



Description:

The accommodation is arranged over 2 floors with a central core including a 6 person passenger lift. The NHS occupies the ground floor of the premises. Staircases are in the main core of the building with the offices being a mix of open plan and compartmental accommodation. Externally the building has brick elevations beneath a pitched tiled roof with aluminum powder coated double glazed windows and doors.

The car parking is provided to the front and the side of the building with a total of 9 dedicated spaces (1:305 sq ft) being available with the 1st and 2nd floor accommodation.

The rear elevation of the building overlooks the Clink, opposite the town's Sainsbury's supermarket and in close proximity to Bridgwater Retail Park.

Accommodation:

Unit	m ²	ft ²
Part First Floor	85.50	920
Second Floor	170.17	1,831
Total	255.67	2,751

All floor areas referred to are gross internal approximate and are based on existing floor plans.

The entrance/reception area has recently undergone refurbishment and provides good quality accommodation.

Generally, the offices have carpet tiles flooring, plastered/emulsion walls and plastered/artexed ceilings with surface mounted florescent lighting. The accommodation is heated and cooled via air conditioning. Power, data and telecommunication wiring is provided in the office area with a server at first floor level.

Rateable Value:

Prospective tenants are advised to make their own enquiries with the local authority.

Terms:

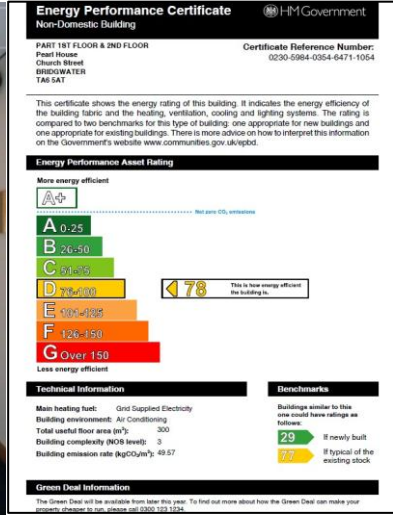
A fully repairing and insuring lease can be entered into on terms to be agreed. Consideration will be given to the sub division of the offices on a floor by floor basis. Further details available by request.

Rent:

£9.50 per sq ft exclusive.

Services:

We are advised that mains water, electricity and drainage are connected to the property. We confirm that we have not tested any of these services installations and any occupier must satisfy themselves independently as to the state and condition of such items.



For further Information or to arrange a viewing please contact

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Subject to Contract

21 July 2014 – v1

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