MALLARD COURT BY M

EXPRESS PARK, BRISTOL ROAD, BRIDGWATER, SOMERSET TA6 4RN

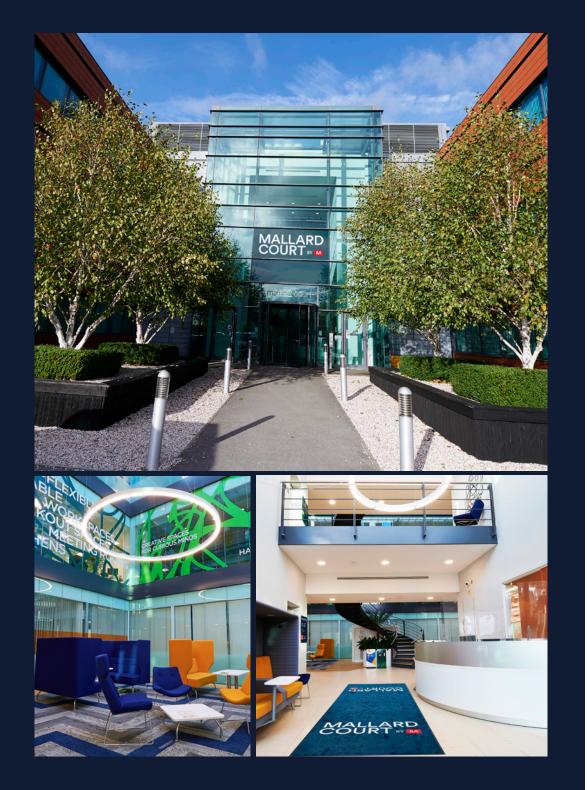
Mallard Court is a 53,000 sq.ft grade A office building located on Express Park, which is a privately managed business park close to Bridgwater Town centre and within easy reach of the M5 Motorway. The building benefits from 24 hour on site security, a gatehouse and CCTV.

Nearby occupiers include Morrisons, Monmouth Scientific, St John Ambulance, Somerset Willow, Plexus Law, Skanska, Harris & Harris, Pardoe's, Ash Clifford, Mueller, Alletsons Solicitors, Maxwells Accountants, The Range, Matalan, the NHS, Toolstation, Refresco and Avon & Somerset Police as well as 26 first class retailers on Bridgwater Retail Park (M&S, McDonalds, Next, Lidl, Iceland, Currys and Sainsbury's).









YOUR SPACE

Developed in 2002, Mallard Court is a three storey office building offering high quality Grade A open plan office space.

The building has an impressive full height reception and atrium which at ground floor level provides meet and greet at the reception desk along with informal break out areas and a communal tea point.

Other tenant amenities include secure bike parking and showers.







FIBRE INTERNET

1 SHOWER ON EACH FLOOR

BUILDING CONCIERGE



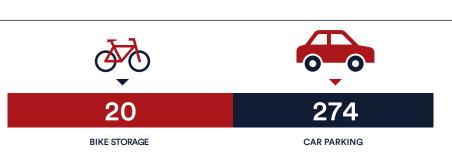




EV CHARGING

COMMUNAL RECEPTION AREA

COMMUNAL BREAKOUT AREA



* Planned installation 2023

BY M

Availability

Part 2nd floor 10,135 sq ft 941.6 sqm

Net Internal Area (NIA)

The accommodation is available from March 2024 and will comprise refurbished accommodation on the 2nd floor with fantastic river views.

The refurbishment will include new carpeting, fast fibre-optic broadband, LED lighting, full redecoration, fitted kitchen and a shower on each floor.

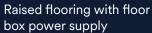


Specification





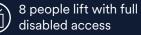




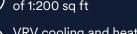


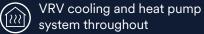














2.7m floor to ceiling height





Communal Areas



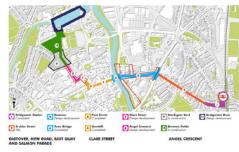




Bridgwater is an emerging town (50,000 people) situated in the heart of the borough of Sedgemoor and within 11 miles of Taunton and 38 miles of Bristol. The town which is famed for its annual carnival is a thriving place with many new jobs being created in recent years. A number of these are at Hinkley Point C Power Station which is approximately 11 miles West of Bridgwater.



INITIATIVES OF NOTE



THE CELEBRATION MILE INITIATIVE

The Council have been awarded £23.5M to rejuvenate the route from the town centre to the Bridgwater railway station. This is in addition to the £xm allocated for the refurbishment and upgrade of the Bridgwater to Bristol line due for 2024.



NORTHGATE YARD

BRIDGWATER TIDAL BARRIER

Permission has been granted for construction of the £100m Bridgwater tidal barrier to protect 11,300 homes and 1,500 businesses in the town and surrounding areas. Construction is due to commence in 2023.



Northgate Yard is the culmination of many years of planning for a central entertainment and dining hub for Bridgwater. Led and funded by Sedgemoor District Council, Northgate Yard has been conceived with the local community and local economy at its heart. The Council have worked closely with the community to create and deliver a vision reflecting what the people of Bridgwater want to see. Widespread public support means the much-anticipated development will become a hub for the community and visitors.

With a 7-screen cinema, 8-lane bowling alley, sports bar and four restaurants, Northgate Yard will deliver a first-class entertainment and dining hub for the town and wider area. The project is due to be completed in October 2022.

Mallard Court is perfectly located for easy access from J23 of the M5 and strategically positioned for travel to and from Hinkley Point:

- Dedicated Hinkley bus service every 35 minutes
- Dedicated Hinkley bus service located 0.4 kilometres from Mallard Court
- Hinkley Point Park and Ride is 2.2 kilometres from Mallard Court



BY M

MINEHEAD

Rent

On application to the joint agents.

Service Charge

There is a service charge in place at the property for the upkeep an maintenance of the fabric of the building and common areas. Further information can be provided on application to the agents.

Insurance

The Landlord will insure the premises the premiums to be recovered from the tenant.

Business Rates

Parties are invited to make their own enquires of Sedgemoor District Council on the rates payable on the suite.

EPC

The property has a rating of C (58). Further information on request.

VAT

The property is elected for VAT and therefore VAT will be payable on rent rates and service charge.

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Further information contact:



searchlcp.co.uk



Adam Martin 07825 091 440 AMartin@lcpproperties.co.uk

LOCATION - TA6 4RN

Mallard Court is located on the Southwest corner of Express Park, approximately a 10-minute drive from the large historic market town of Bridgwater.

Mallard Court is approximately 4 minutes' drive 3.5 km (2.2 miles) from junction 23 of the M5. Taunton is a 30-minute 57.9 km (36 mile) drive, Bristol a 50-minute 57.9 km (36 mile) drive and Exeter a 60-minute 82 km (51 mile) drive.

By Train	Travel Time
Exeter	40 mins
Bristol	48 mins
Cardiff	1hr 39 mins
Plymouth	1hr 50 mins
London	2hr 30 mins

By Car	Distance	Travel Time
Exeter	41 miles	54 mins
Bristol	41 mies	58 mins
Cardiff	70 miles	1hr 22 mins
Plymouth	80 miles	1hr 26 mins
London	84 miles	1hr 22 mins