

Modern Warehouse / Distribution / Industrial Unit

TO LET (MAY SELL)

# UNIT 1

SHOWGROUND ROAD  
BRIDGWATER TA6 6AJ



34,045 SQ FT, 3,163 SQ M

# Property Summary

Unit 1 is a modern, high-specification commercial property positioned on Showground Road within Bridgwater's established industrial and logistics hub. The location offers excellent connectivity to major road networks, supporting efficient distribution and day-to-day operations.

- Modern commercial unit
- Eaves height - 6m to underside of steels, 7.3m to roof
- Roof pitch height - 8.8m to underside of steels, 10m to pitch
- Low site coverage of 34.6%
- Located in prominent business area

# UNIT 1

SHOWGROUND ROAD  
BRIDGWATER TA6 6AJ



# UNIT 1

SHOWGROUND ROAD  
BRIDGWATER TA6 6AJ

BRISTOL

9 MINS TO M5 JUNCTION 23

EXETER

3 MINS TO M5 JUNCTION 24

BRIDGWATER RAILWAY STATION: 2 MILES

BRIDGWATER TOWN CENTRE: 1.8 MILES

## Proximity to Major Developments

**Hinkley Point C Nuclear Power Station:** Approximately 12 miles northwest of the property.

**Gravity Smart Campus:** Approximately 5 miles north of the property.

**BUILDING AREA:**  
34,682 SQ FT (3,222 SQ M)

MARSH LANE

2.175 ACRES

SHOWGROUND ROAD



## Description

The property consists of a modern semi-detached industrial unit located within a secure, fenced and gated compound. Constructed with a steel portal frame, the building features profiled metal cladding to both the elevations and roof. It provides office accommodation across the ground and first floors. Access to the unit is via a roller shutter door leading directly into the yard area. The property occupies a substantial 2.175-acre site, reflecting a low site coverage of approximately 34.6%.

## Location

Unit 1 is situated on Showground Road in Bridgwater, a key employment centre in the South West. The town has a strong industrial heritage and continues to attract significant commercial investment, supported by a skilled workforce and established supply chains. The property benefits from close proximity to Junction 24 of the M5 motorway, offering direct connections north towards Bristol and the Midlands, and south towards Exeter. Bridgwater railway station also provides regular services to regional and national destinations. The town has seen substantial growth in recent years, driven in part by major infrastructure and energy projects, further strengthening its role as a strategic business location within Somerset and the wider South West.

# UNIT 1

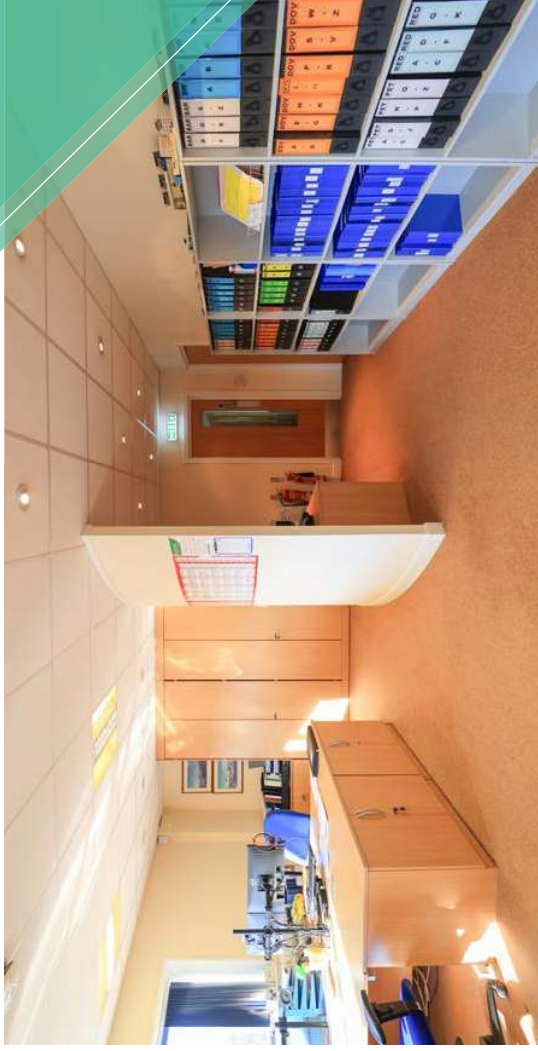
SHOWGROUND ROAD  
BRIDGWATER TA6 6AJ



# Accommodation

Approximate Gross Internal Areas, as listed by the VOA:

	M <sup>2</sup>	FT <sup>2</sup>
Warehouse	2,388	25,704
Ground Floor Office and Staff Welfare	416	4,477
First Floor Office and Staff Welfare	359	3,864
	<b>3,163</b>	<b>34,045</b>



# UNIT 1

SHOWGROUND ROAD  
BRIDGWATER TA6 6AJ

# EPC

C (64)

# Services

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

## Legal Fees

Each party to be responsible for their own legal fees in relation to this transaction.

## Proposal

Available by way of a new full repairing and insuring lease.

## VAT

VAT is applicable to all figures quoted relating to this property.

## Business Rates

Interested parties are advised to make their own enquiries here: <https://www.gov.uk/find-business-rates>

## Anti-Money Laundering

Anti-money laundering ('AML') legislation require estate and letting agents to verify the identities of parties involved in property transactions and to determine the legality of funds supporting a property transaction. A party interested in this property transaction must provide certain AML information and documents to the vendor's agents. This also includes documents on those who may run and own the interested party, or the ultimate beneficiary of the property transaction.

# UNIT 1

SHOWGROUND ROAD  
BRIDGWATER TA6 6AJ



**HECTOR PEARCE**  
Intelligent real estate



Katie Purrington  
**07513 482 451**  
[kp@hectorpearce.com](mailto:kp@hectorpearce.com)  
[hectorpearce.com](http://hectorpearce.com)

Hector Pearce LLP. All rights reserved. All information contained herein is provided in good faith and is believed to be accurate at the time of publication. However, no representation, warranty, or guarantee, express or implied, is made as to its accuracy, completeness, or fitness for any purpose. All descriptions, dimensions, site areas and other details are believed to be correct to the best of our knowledge at the time of publication but any prospective purchasers or tenants must satisfy themselves as to the accuracy of all information by inspection, professional advice and/or other appropriate means. These particulars are provided as a general outline only and do not constitute part of any offer or contract. These particulars may be subject to change without notice. February 2026