MALLARD COURT BY M

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

MALLARD COURT

BY M

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).

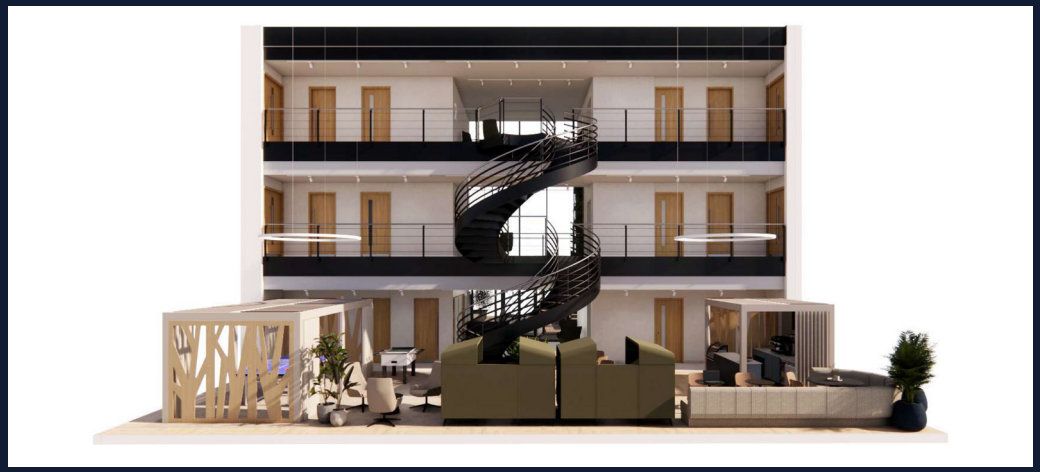


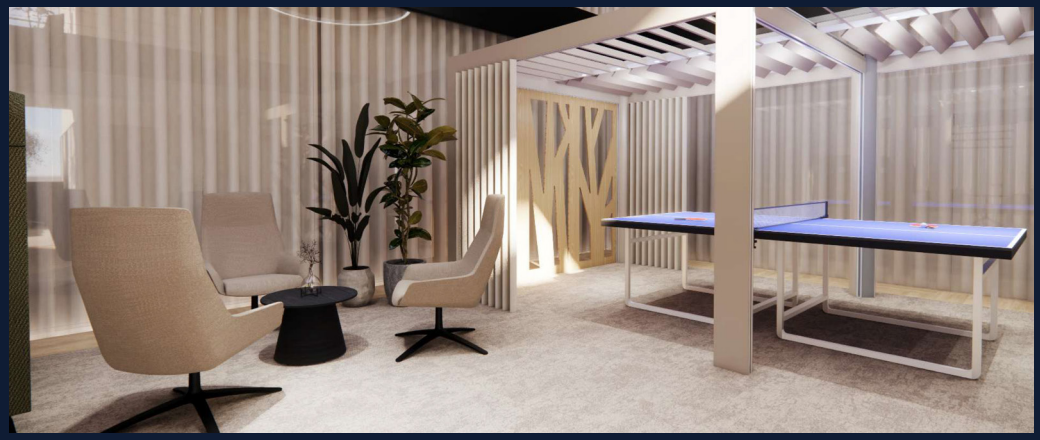


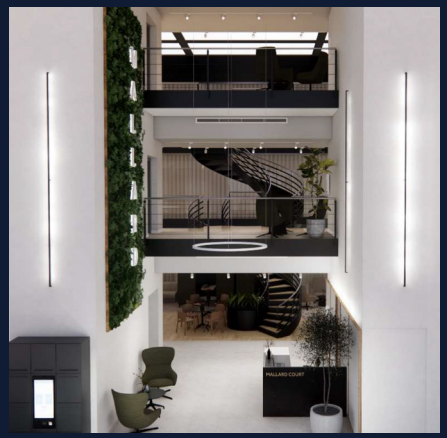


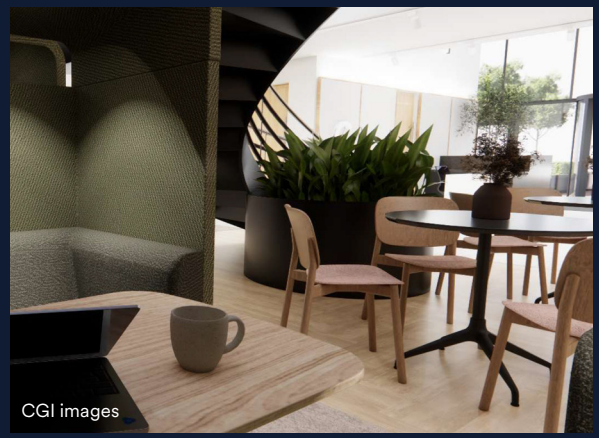


REFURB WILL BE COMPLETED IN 2026









CGI images

EXTRA SHOWER FACILITIES AND PARKING WILL BE COMING SOON

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

20	274
BIKE STORAGE	CAR PARKING

MALLARD COURT

BY M

SPECIFICATION

- Suspended metal ceilings
- Raised flooring with floor box power supply
- LED lighting
- Double glazed windows throughout
- 8 people lift with full disabled access
- Excellent parking ratio of 1:200 sq ft
- VRV cooling and heat pump system throughout
- 2.7m floor to ceiling height









MALLARD COURT

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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



MALLARD COURT

BY M

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.



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 25.7km (16 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

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