

**Unit 1, Dunball
Industrial Estate
Bristol Road,
Bridgwater TA6 4TP**



M5 strategically located industrial investment



Investment Summary



Located in Bridgwater, a prime South-West industrial distribution location on the M5 between Bristol and Exeter



Situated in a prominent position on the newly upgraded Dunball roundabout, fronting both the A38 and A39 and only 0.25 miles from Junction 23 of the M5



Single let industrial building totalling **36,050 sq ft** (excluding tenant mezzanine)



Site area of **3.302 acres** (1.335 ha) providing a very low site cover of 22.8%



Let to Trelleborg expiring 31st March 2030 (AWULT of 4.15 years)



A passing rent of **£252,350 p.a** reflecting **£7.00 psf**, which is below our opinion of the ERV



Capital value of only **£87.66 sq ft**



Freehold

We are instructed to seek offers in excess of **£3,160,000 (Three Million, One Hundred Sixty Thousand Pounds)** subject to contract and exclusive of VAT, reflecting a **Net Initial Yield of 7.50%** (assuming purchaser's costs of 6.47%)

Location



Bridgwater is a large and established town located in West Somerset. The town is located 12 miles north of Taunton (26 min), 28 miles south west of Bristol (57 min) and 27 miles north west of Yeovil (56 min).

The town benefits from excellent road communications, with Junctions 23 and 24 of the M5 Motorway being within 1 mile to the north and south of the town. In addition, the A38 and A39 intersect in the town and provide easy access into the wider catchment and the county's coastal settlements.

Due to the 60 mph speed restrictions on HGVs (over 7.5 tonnes) Bridgwater offers logistics companies an exceptional strategic advantage as the furthest northeast location that enables efficient same-day operations to west Cornwall and back.

Located north west of the estate, Hinkley Point C has contributed £13.3 billion to the UK economy and directly funded major infrastructure and transport improvements in Bridgwater, created 26,000 construction jobs and attracted businesses to the area.

The UK's first Gravity Smart Campus is located 2 miles east and plans to become one of Europe's largest gigafactory developments. Alongside Agratas (Tata Group) large-scale gigafactory the 616 acre campus is designed for flexible, mixed-use development, including R&D, advanced manufacturing, and potential amenities like a hotel, leisure facilities, and a nursery.

Gravity Smart Campus has received over £4 billion in investment and will create up to 4,000 direct new jobs and thousands more in the direct and indirect supply chains.

Situation

Dunball Industrial Estate is situated 4 miles north of Bridgwater town centre.

It's positioned immediately adjacent to J23 of the M5, which intersects the A39. The property is situated in a prominent location on the newly upgraded Dunball Roundabout fronting both the A39 and A38 roads and is also less than half a mile from Junction 23 of the M5.



UNIT 1 – DUNBALL INDUSTRIAL ESTATE



BRIDGWATER TA6 4TP

Dunball Industrial Estate

- 1 Unit 1 (Trelleborg)
- 2 Plantforce
- 3 Somerset Highways
- 4 Pullman Fleet Services
- 5 Streamline Office Solutions

6 Marston's Pub

7 Tesco Express

8 KFC

9 ASDA Express

10 BP Petrol Station

11 Starbucks

12 Costa Coffee

13 Dunball Service Station

14 Budgens

15 British Car Auctions

16 McDonalds

17 Insta Volt Fast Charging

18 Hanson Aggregates

19 Wessex Recycling

20 Brookridge Timber

21 PCL Powdercoating

22 Mueller Industries

23 Scania

24 Ibis Hotel

25 Somerset Energy Innovation Centre

26 Morrisons Distribution Centre

27 DPD

28 Butcombe Brewery

29 Volvo Trucks & Buses

Express Park

30 Refresho

31 Langdons

32 Toolstation

33 NHS

Description



Development potential

The tenant owns the freehold of the adjacent Unit 2, an 11,689 sq ft industrial unit that uses the same delivery yard. The vendor and tenant have previously engaged in discussion to allow for the development of a new 15,000 sq ft industrial unit to the north of the site, connecting both units. Under this scenario the vendor had proposed to purchase Unit 2 and pay for the development of the new Unit 3, with the tenant taking a new 10 year lease of all units on completion. The vendor's subsumption to form part of a Unitary Authority, with restricted appetite for development, has prevented the work from being undertaken.



BRIDGWATER TA6 4TP

The property comprises a detached purpose built industrial unit with ancillary office accommodation totalling **36,050 sq ft** (excluding tenant's mezzanine). The building is of steel portal frame construction with profiled metal cladding under a pitched steel roof and has an eaves height of 5 metres.

The unit benefits from **a secured 35 metre service yard** which is located to the rear of the unit with **63 car parking spaces** at the front.





Tenure & Tenancy

Tenancy

The property is let on an FRI lease from 16th April 2020 and the tenant has recently signed a new reversionary lease to commence on 1st April 2026 until 31st March 2030. The tenant has been present at the property since its development in 1984 and the current AWULT is 4.15 years.

The bespoke nature of their machinery would require them to set up any new site over multiple years and building new machinery on any new site.

The current passing rent is £252,350 per annum, reflecting £7.00 per sq ft.

Tenant's Covenant Details

Trelleborg Sealing Solutions UK Ltd is a leading global supplier of sealing solutions and the UK subsidiary of the Trelleborg AB Group headquartered in Trelleborg, Sweden. Their range of products includes O-Rings, hydraulic seals, rotary shaft seals, oil seals, static seals, pneumatic seals, mechanical face seals and many more. Trelleborg Sealing Solutions comprises six market segments: General industry, Aerospace, Light Vehicles, Transportation Equipment, Agriculture, Oil & Gas.

Dun & Bradstreet	Accounts Y/E	Year ending 31/12/2024 in millions	Year ending 31/12/2023 in millions	Year ending 31/03/2022 in millions
5A1	Turnover	115.6	109.4	111.13
	Pre-tax profits	8.88	5.02	12.32
	Equity Shareholders Funds	45.75	39.05	40.27

Tenure

Freehold



Further information

VAT

The property has been elected for VAT and the purchase price is exclusive of any VAT that may be chargeable. It is anticipated that the transaction would be treated as a transfer of a going concern (TOGC).

Site Area

The site extends to approximately 3.30 acres (1.335 hectares) which equates to a site cover of approximately 22.8% on a ground floor footprint.

EPC

EPC Rating of D91.



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Contact



UNIT 1 – DUNBALL INDUSTRIAL ESTATE

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