



**Unit 11
Wells Road
Trading Estate
Glastonbury
BA6 9QU**

**Industrial / Warehouse Unit
21,298 sq ft (1,979 sq m)
3.66m eaves height**

- **Within 0.5 mile of the A39.**
- **Two full height roller shutter doors.**
- **Well established and managed industrial estate.**

LOCATION

The property is located on Wells Road Trading Estate on the outskirts of Glastonbury. The estate is approximately 5 miles south of Wells, 10 miles south west of Shepton Mallet, 17 miles east of Bridgwater and 25 miles south of Bath.

Nearby occupiers include CRS Building Supplies, Motor Parts Direct, Vivolife and Vado.

DESCRIPTION

The property comprises an end of terrace warehouse / industrial unit, with a minimum eaves height of 3.7m, and a height to pitch of 7.4m. The property has two electric roller shutter doors, measuring 4.8m wide X 5.2m high.

The property is of steel portal frame construction, with aluminium profile sheet cladding, insulated walls, a pitched roof with new roof lights, LED lighting and a concrete floor.

Externally the property has a yard / turning area to the front of the unit and a further storage yard to the rear, accessed through a roller door at the rear of the unit.

SERVICES

We are advised that the property has the benefit of three phase electricity. However, prospective occupiers are advised to make their own investigations as to their state and condition.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice on a gross internal area basis. The floor areas are noted below:

	Sq Ft	Sq M
Warehouse	21,298	1,979
TOTAL	21,298	1,979

TERMS

The property is available by way of a new full repairing and insuring lease on terms to be agreed.

LEGAL COSTS

Each party is responsible for the payment of their own legal costs.

PLANNING

The property has previously been used for class B8 Storage & Distribution purposes.

Prospective occupiers should make their own enquiries with the Local Planning Authority.

QUOTING RENT

£5 per square foot exclusive.

EPC

No EPC is required.



BUSINESS RATES

Rateable Value: £85,500

Prospective occupiers should make their own enquiries with the Valuation Office Agency.

See: <https://www.tax.service.gov.uk> for reference.

SERVICE CHARGE

There is a service charge payable for the upkeep and maintenance of the estates common parts.

VAT

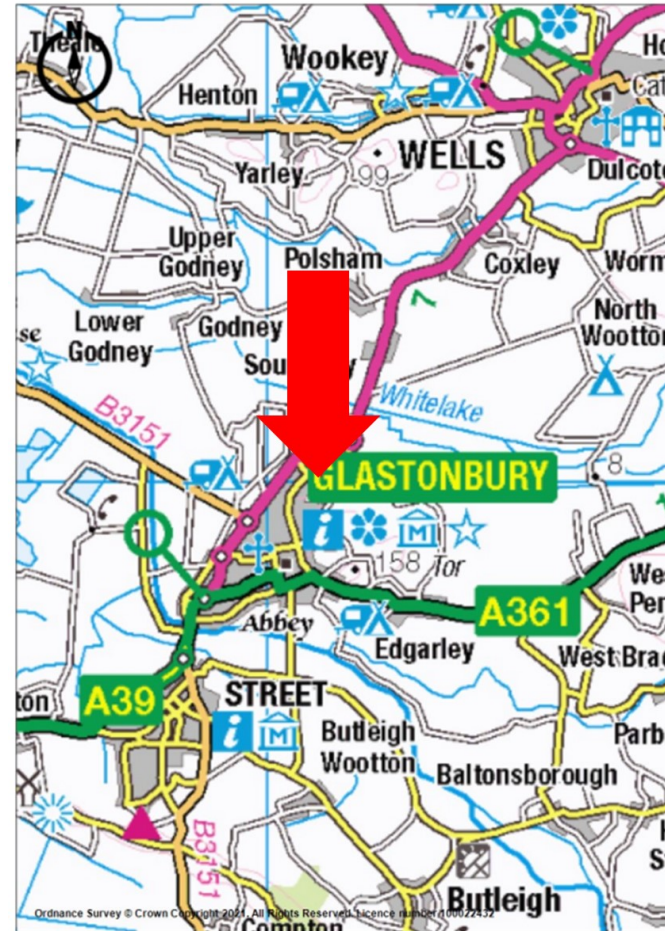
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FURTHER INFORMATION Should you require further information or wish to view please contact:

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