



**Units 1-3
Cathedral Park
Wells
BA5 1LJ**

**Industrial Warehouse Units From:
14,897- 44,691 Sq Ft
(1,384 - 4,152 Sq M)**

- **3 brand new industrial units each 14,897 sq ft**
- **Established business location**
- **Adjacent to the A371**
- **Excellent parking provisions**

LOCATION

Cathedral Business Park is an established industrial location, located directly off the A371, which provides good access to the A369, A39 and A37.

Shepton Mallet is located c. 6 miles east of the site, Glastonbury is c. 6 miles south, Bridgwater is c. 21 miles north-west, Bath is c. 21 miles north-east and Bristol is c. 22 miles north.

Nearby occupiers include Premier Inn, Morrisons, Lidl, CRS Building Supplies, Tincknell Country Stores and Fuel, Bath & Wells Multi Academy Trust, Wells Vets and TePe Oral Hygiene.

DESCRIPTION

A development of 3 brand new units, built in a single terrace. The units will be of equal size (14,897) and will be available on their own or combined.

The properties are to be constructed from a steel portal frame, with aluminium clad elevations and a full height roller shutter door in each unit.

There will be a small office located at the front of each property.

Additional specifications include:

- 300 kVA in each unit subject to client requirement
- 10m eaves
- High bay LED lighting
- Roof Lights
- Roller Door



The map produced above is for identification purposes only

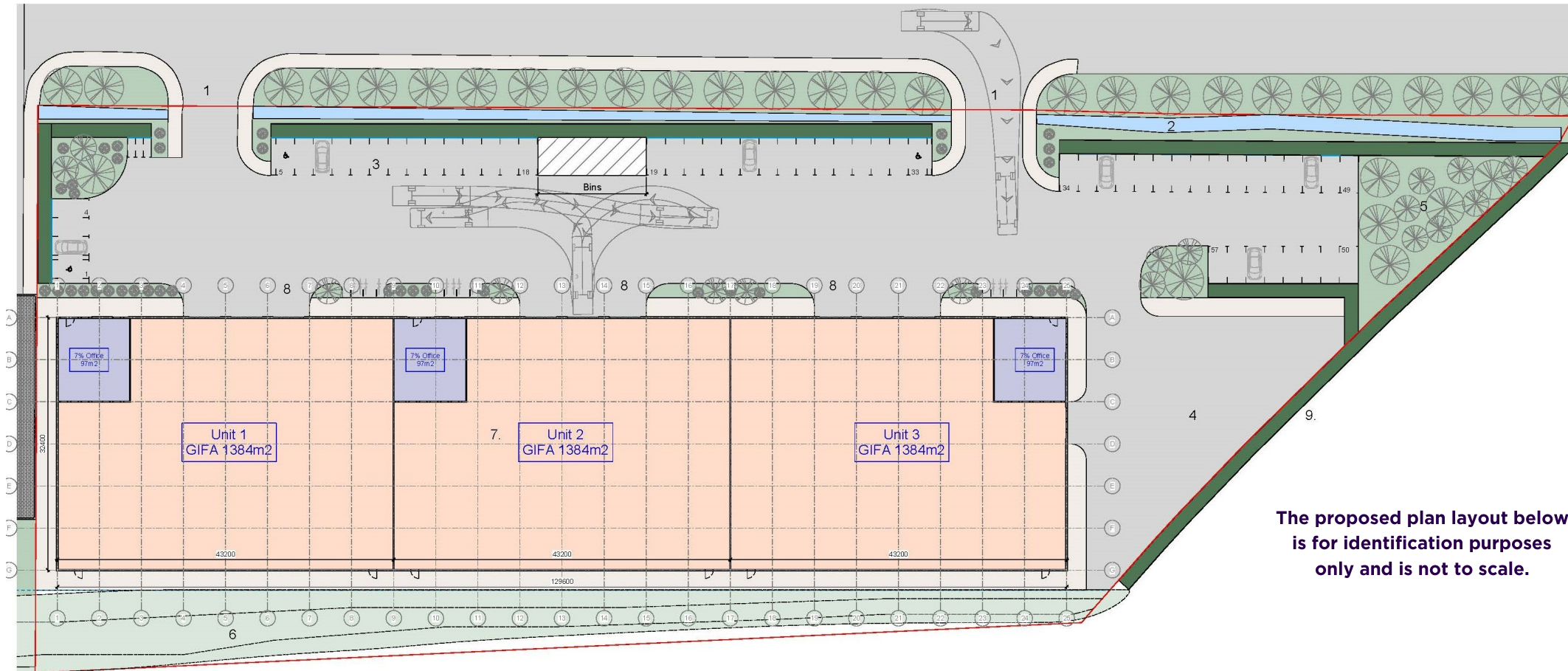
ACCOMMODATION

The proposed unit are show on the plan below and will extend to the following measurements:

	Sq M	Sq Ft
Unit 1	1,384	14,897
Unit 2	1,384	14,897
Unit 3	1,384	14,897
Total	4,152	44,691

PARKING PROVISIONS

- 53 parking spaces
- 3 blue badge / disabled parking
- 1 EV charging station
- Bicycle stands for 11 bikes
- 3 Motorcycle parking



SERVICE CHARGE

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

SERVICES

We are advised that all mains services are connected and 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.

QUOTING RENT

Please contact the agent.

PLANNING

The property is anticipated to be suitable for Class B1(c) Light Industrial, B2 General Industrial and Class B8 Storage & Distribution purposes.

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

BUSINESS RATES

Rateable Value: Tbc.

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

for reference.

TERMS

The property is available to let on a full repairing and insuring lease on terms to be agreed.

LEGAL COSTS

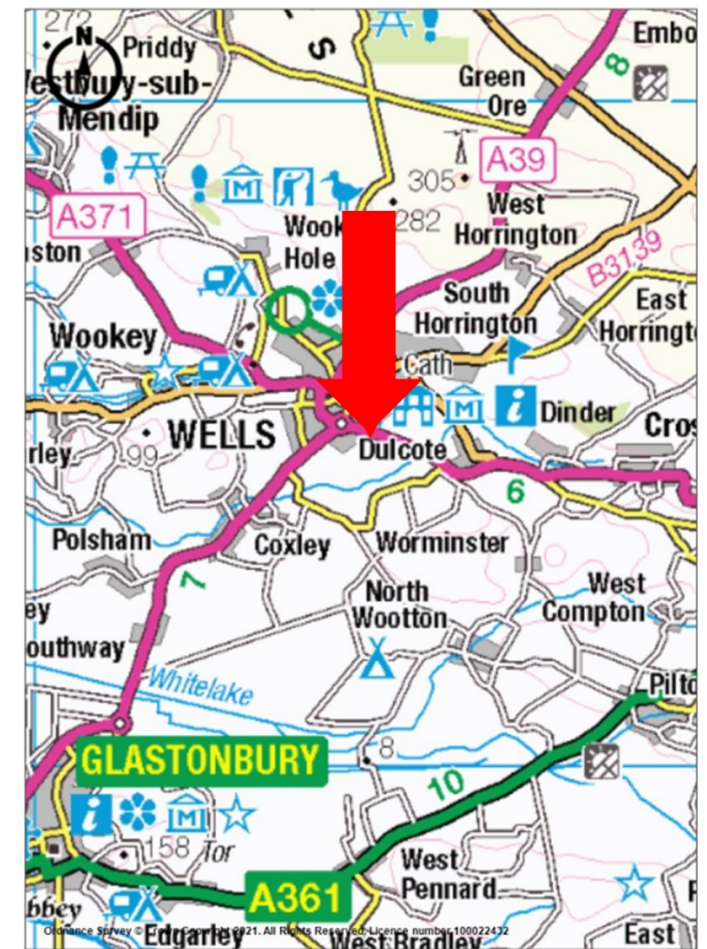
Each party is responsible for the payment of their own legal costs.

VAT

All prices quoted are exclusive of VAT.

EPC

Please apply to the agents.



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FURTHER INFORMATION

Should you require further information please contact:

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IMPORTANT INFORMATION

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Carter Jonas