



Unit D1
Wells Road Trading Estate
Wells Road
Glastonbury
BA6 9QU

Office / Workshop Unit:
1,060 Sq Ft (98.47 Sq M)

- **Prominent roadside location.**
- **Refurbished business space.**
- **Well established and managed industrial estate.**

LOCATION

Situated at the front of Wells Road Trading Estate on Wells Road, an established business location with occupiers such as CRS Building Supplies, Motor Parts Direct and VivoLife. Adjacent to constellation Fitness (Pole Dancing). Visibility from Wells Road.

DESCRIPTION

A mid-terrace ground floor business unit with shared kitchen and WC facilities. Suitable for a variety of retail, office or health/fitness related type uses. Freshly painted and ready for tenant fit-out. Ample car parking area to front. Internal width of 12.143 x max internal depth of 8.471m.

QUOTING RENT

£9,750 annum exclusive

SERVICES

We understand the unit benefits from connection to mains water and electricity (3 phase.) No gas. Private drainage. Services and appliances not tested

LEGAL COSTS

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

ACCOMMODATION

Floor areas are set out below :

Main Area	98.47 Sq M	1,060 sq ft
Total	98.47 Sq M	1,060 Sq Ft

TERMS

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

PLANNING

We understand the unit benefits from consent for Class E—Commercial, Business and Service type uses.

BUSINESS RATES

The Business Rates are to be assessed.

VAT

We understand that VAT is payable on the rent and estate management charge.

EPC

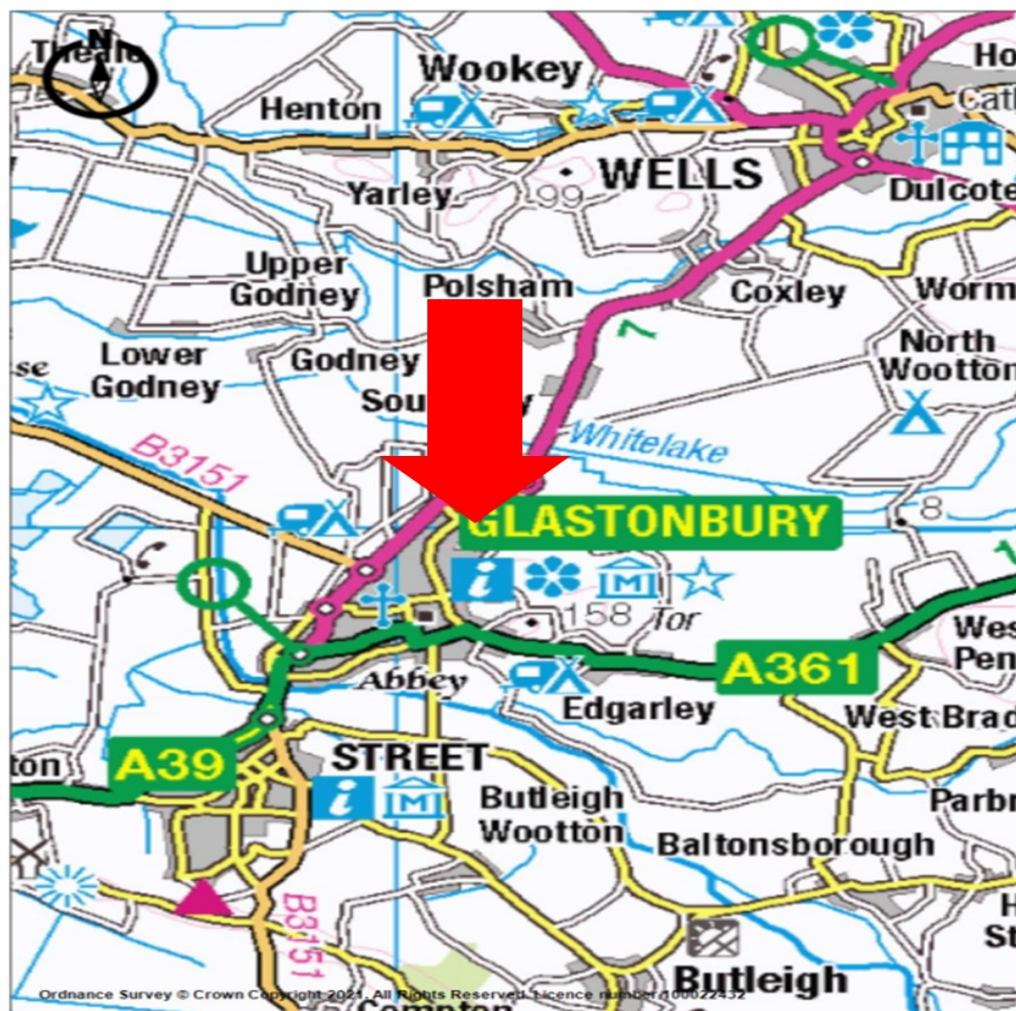
Energy rating of B

VIEWINGS

Access can be provided for viewings via Carter Jonas or Cooper & Tanner.



SUBJECT TO CONTRACT



For Identification Purposes Only

Promap
LANDMARK INFORMATION

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Plotted Scale - 1:75000. Paper Size - A4

FURTHER INFORMATION

Should you require further information please contact:

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Carter Jonas