



**Units 3-11**  
**Wells Road Trading Estate**  
**Glastonbury**  
**Somerset**  
**BA6 9QU**

**Industrial / Trade Counter Units**  
**From: 4,131 Sq Ft to 21,298 Sq Ft**  
**(384 Sq M to 1,979 Sq M)**

- Good access to the A39.
- Good quality storage space.
- Well established and managed industrial estate.

## LOCATION

The units form part of Wells Road Trading Estate on the north-eastern side of Glastonbury. An established industrial location with key occupiers including CRS Building Supplies, Motor Parts Direct and Vivolife to name a few. The site is adjacent to 'Sparks Transport.' HGV Access, Secure Gated Entrance and CCTV.

## DESCRIPTION

A range of warehousing accommodation that has been sensibly refurbished by Tincknells Property in late 2015. General specification includes steel portal frame with profile sheet cladding. LED lighting, insulated clad or fairfaced blockwork walls, electrically operated roller shutter door(s) to front, separate personnel entrance, concrete floors. Sizes and heights vary- see table below. Units share welfare facilities and parking area.

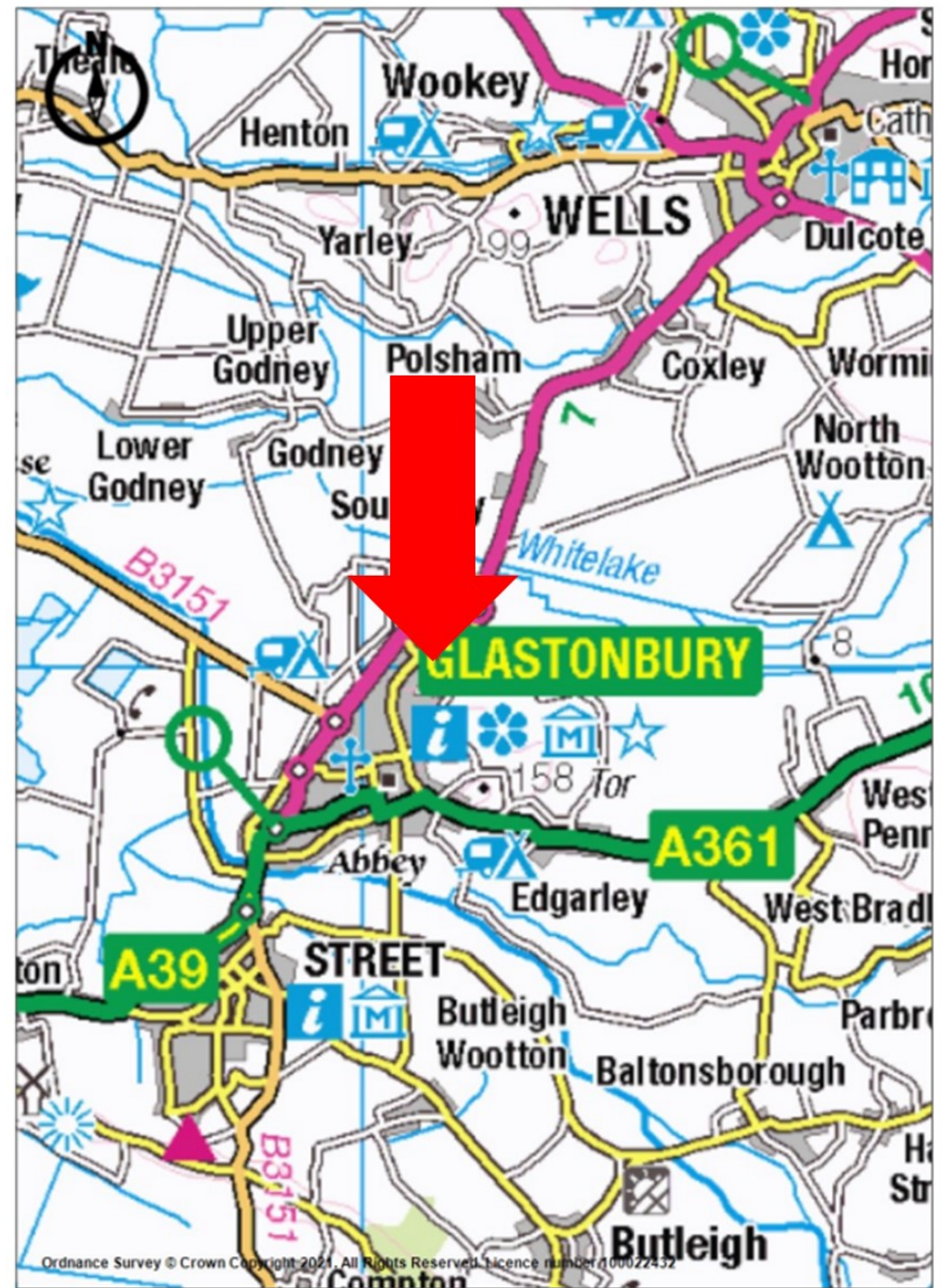






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SUBJECT TO CONTRACT



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## TERMS

The units are available together or separately on a new conventional full repairing and insuring lease. Service charge in place for repairs and maintenance to common areas—currently at £0.16 per sq ft—further details available upon request.

## LEGAL COSTS

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

## PLANNING

We understand the property benefits from Use Class B8 (Storage and Distribution.) Prospective occupiers should rely on their own enquiries with the local planning authority.

## EPC

Please apply to the agents.

## SERVICES

The units benefit from connection to mains electricity (3 phase.) All fixtures, fittings and trading equipment are specifically excluded unless mentioned in these particulars. No tests have been carried out on any appliances or service at the premises and neither the vendors nor their agents give any warranty as to their condition.

## BUSINESS RATES

A search on the Valuation Office Agency website revealed the following rating assessments (2023 List):

Unit 3B- £20,000

Units 4-9- £94,000 (jointly assessed)

Unit 10- £37,250

Unit 11- £85,500

## VAT

The property is elected for VAT which will therefore be payable on rent/service charge.

## SCHEDULE OF SIZES & RENT

Unit	Sq. M.	Sq. Ft.	Quoting
Unit 3B	420	4,522	£34,500
Unit 4	384	4,131	£25,000
Unit 5-9	1,864	20,063	£100,000
Unit 10	823	8,856	£54,000
Unit 11	1,979	21,298	£95,000
<b>Total</b>	<b>5,470</b>	<b>58,878</b>	



## FURTHER INFORMATION

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

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## IMPORTANT INFORMATION

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