

TO LET

Carter Jonas



**Unit 14 Bennetts Field Trading Estate
Wincanton
Somerset
BA9 9DT**

**Industrial Unit / Warehouse
18,974 sq ft (1,762.66 sq m)**

- Well presented warehouse space
- Excellent tarmac yard/loading areas
- Established and popular industrial area
- Strategic location / access to A303

LOCATION

The property is situated on the established industrial area of Bennetts Field Trading Estate. Wincanton is a regional town in South Somerset which lies immediately off the A303, the main access road between London and the Southwest of England.

Wincanton is near many other regional towns such as Yeovil (15 miles), Taunton (38 miles) and Salisbury (33 miles).

Main transport links are via the A303, and A371 with links to Bristol, Bridgwater and Weston super Mare to the north and west.

Wincanton has a range of local amenities, and the property is adjacent to supermarkets, petrol filling stations, a Travelodge, Public House and Take Aways.

DESCRIPTION

The property comprises a detached, self-contained two bay industrial unit of steel portal frame construction. It has been refurbished with new cladding to roof and elevations and replacement loading doors.

The property benefits from good loading access and roller shutter doors incorporated within front and side elevations and an eaves height of 5m.

Internally the property has been configured to provide clear span warehouse space, offices and staff room with W.Cs.

Externally the property benefits from ample yard areas and car parking spaces.

Services are available at either side of the unit allowing options for splitting.

ACCOMMODATION

Floor measurements

	Sq M	Sq Ft
Grd Floor Warehouse	1,430.78	15,401
Offices	82.21	885
Canopy	249.67	2,688
Total	1,762.66 Sq M	18,974 Sq Ft

QUOTING RENT

£115,000 per annum excluding VAT

TERMS

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

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.

LEGAL COSTS

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

BUSINESS RATES

Rateable Value: £67,000

Tenant must make their own enquiries as per the rates payable. See:- <https://www.tax.service.gov.uk> for reference.

VAT

All prices quoted are exclusive of VAT.

EPC

Energy Performance Certificate: 87 D

PLANNING

The property has previously been used for Storage & Distribution purposes with ancillary offices.

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

VIEWINGS

To be arranged with the agents.

SUBJECT TO CONTRACT



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For Identification Purposes Only

FURTHER INFORMATION

Should you require further information please contact:

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IMPORTANT INFORMATION

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May 2025

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