



Units 11-15  
Chard Business Park  
Leach Road  
Chard, Somerset  
TA20 1FA

Industrial unit for sale or to let

GIA of: 3,346.62 sqm (36,010 sqft).

- 1 mile from Chard town centre.
- Warehousing, offices and concrete yard.
- 4.5 miles from the A303 and 12.9 miles from J 25 of the M5.
- Minimum eaves height within the warehouse of 7.02m.

## LOCATION

The industrial unit is located on Chard Business Park, which is on the edge of Chard, within 1 mile of the town centre.

The A303 at the Ilminster Roundabout is 4.5 miles away to the north, and Junction 25 of the M5 motorway is located 12.9 miles to the north.

Nearby occupiers include Spillers of Chard, 1610 Chard and Lentells accountants.

## DESCRIPTION

Detached, purpose built industrial unit of steel portal frame construction with a two-storey office block, an asphalt car park to front and side with space for approx. 45 vehicles, plus an enclosed concrete yard, which gives access into the warehouse at the top of the site. The yard is accessed via electric gates and is enclosed by palisade fencing. At the top of the yard is a further asphalt carpark for approximately 30 vehicles.

Warehouse with a minimum eaves height of 7.02m and a maximum of 9.65m, with low bay LED lighting and skylights providing good natural light. Two roller shutter doors with a height of 5.38m and a width of 3.59m leading out onto the concrete yard.

### Office block

Two-storey office block to the front of the building providing accommodation of:

#### Ground floor:

Entrance Lobby

Reception of 4.36m x 3.29m

Hall with Ladies and disabled WCs and stairs to first floor.

Office 1 of 4.35m x 3.02m

Office 2 of 11.15m x 6.24m

Office 3 of 3.29m x 2.67m

office 4 of 5.87m x 3.44m

#### First floor:

Landing with ladies and gents WCs and cleaning cupboard

Office 5 of 4.14m x 2.76m

Office 6 of 5.39m x 3.31m

Office 7 of 6.64m x 3.31m

Office 8 of 14.59m x 3.31 with kitchenette and stairs leading down into the warehouse.

## Warehouse

Open plan warehouse of 72.31m x 40.74m with central office block and stores.

Store 1 of 4.99m x 3.25m

Store 2 of 3.26 x 3.25m

Store 3 of 5.52m x 1.99m

Store 4 of 4.49m x 4.09m

### Central office block comprising

Reception of 2.41m x 1.74m

Office 1 of 4.21 x 2.42m

Staff room of 6.14m x 5.97m

Open store of 6.12m x 4.87m

Gents WC facilities

Ladies WC facilities

Office 2 of 18.30m x 4.54m

### Workshops

Workshop 1 of 12.87m x 3.87m with roller shutter doors out on to the yard

Workshop 2 of 3.41m x 2.42m with roller shutter door out on to the yard

Boiler room measuring 1.85m x 1.34m

In total the site extends to 2.34 acres.

## ACCOMMODATION

The property has been measured on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice the floor areas calculated are noted below:

Description	Sq M	Sq Ft
Ground floor office	162.69	1,751
First floor office	171.88	1,850
Ground floor production area	2,918.07	31,409
Ground floor office	21.60	233
Ground floor plant room	63.81	687
Ground floor internal storage	8.57	92

## EPC

Rated TBC. An EPC has been commissioned.

## TENURE & RENTAL

The industrial unit is offered for sale by private treaty at a guide price of Offers in Excess of £2,000,000 plus VAT for the freehold interest.

Alternatively, the unit can be made available to let at a quoting rent of £195,000 per annum plus VAT.

## RATEABLE VALUE

According to the Valuation Office website, the premises are assessed with a rateable value of £179,000. For verification purposes, interested parties are advised to make their own enquiries.

## VIEWING

All viewings should be made through the sole agent, Carter Jonas

T: 01823 428 590 M: 07968 216 596

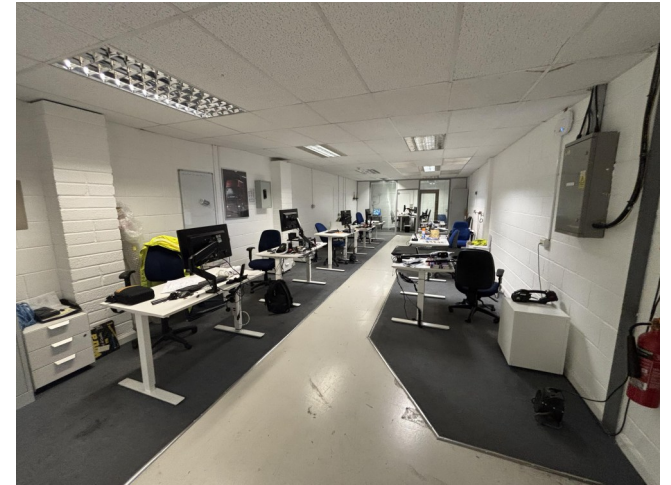
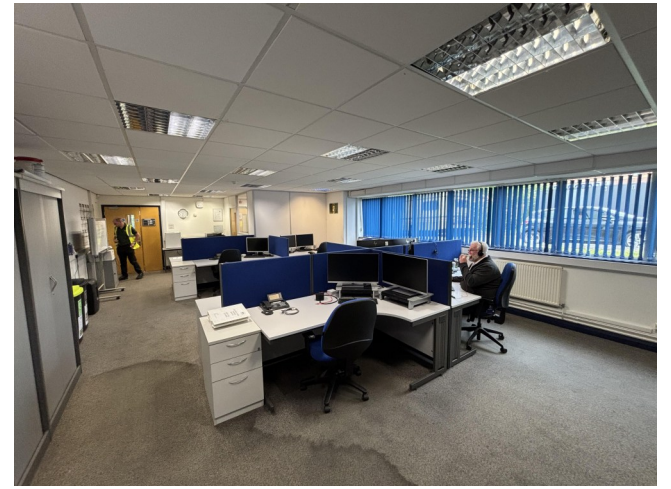
E: [Stephen.richards@carterjonas.co.uk](mailto:Stephen.richards@carterjonas.co.uk)

## LEGAL COSTS

Each party to bear their own legal costs throughout the transaction.

**SUBJECT TO CONTRACT**

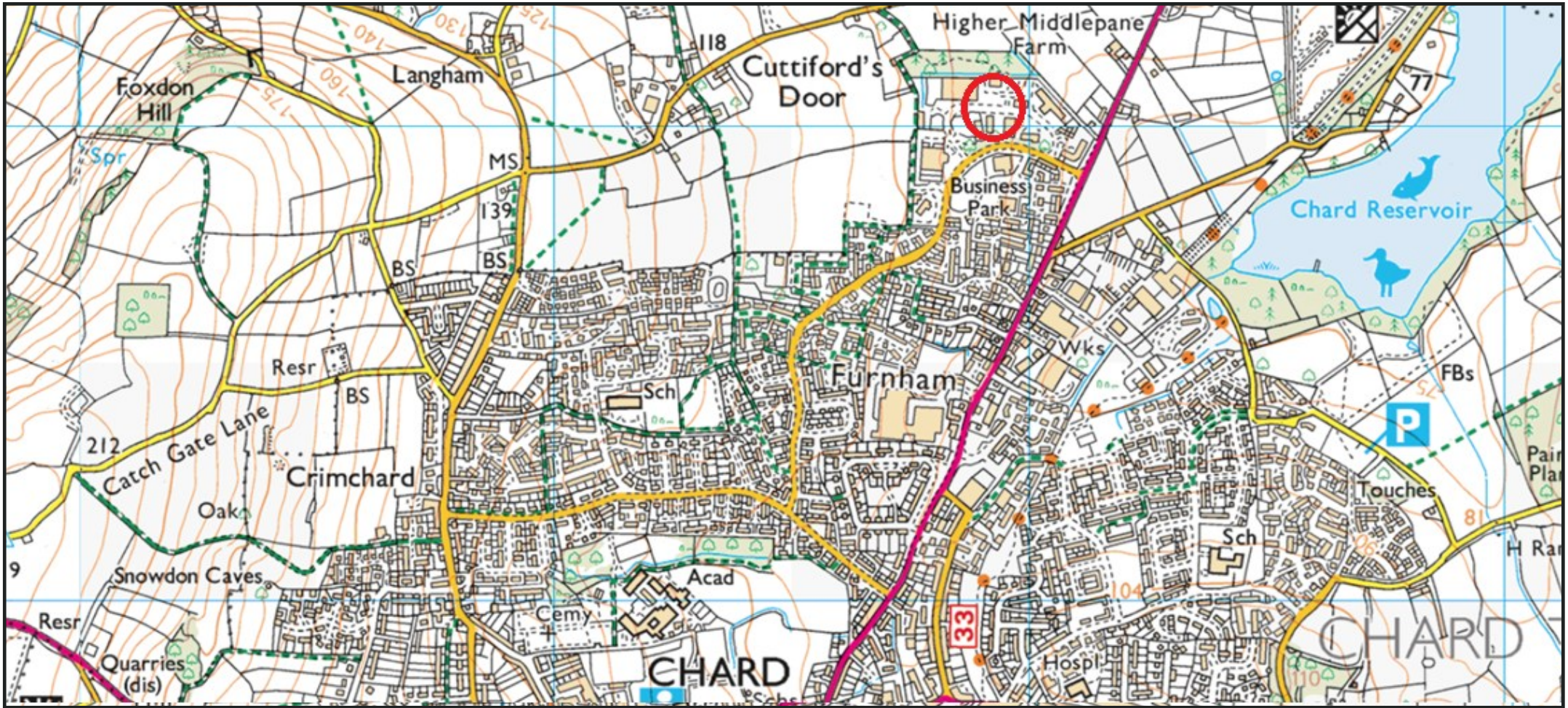






## SITE PLAN





## FURTHER INFORMATION

Should you require further information please contact Stephen Richards.

[carterjonas.co.uk](http://carterjonas.co.uk)

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## IMPORTANT INFORMATION

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