

TO LET—Competitive Incentives Available

Carter Jonas



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)

- **Rent Free available.**
- **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.



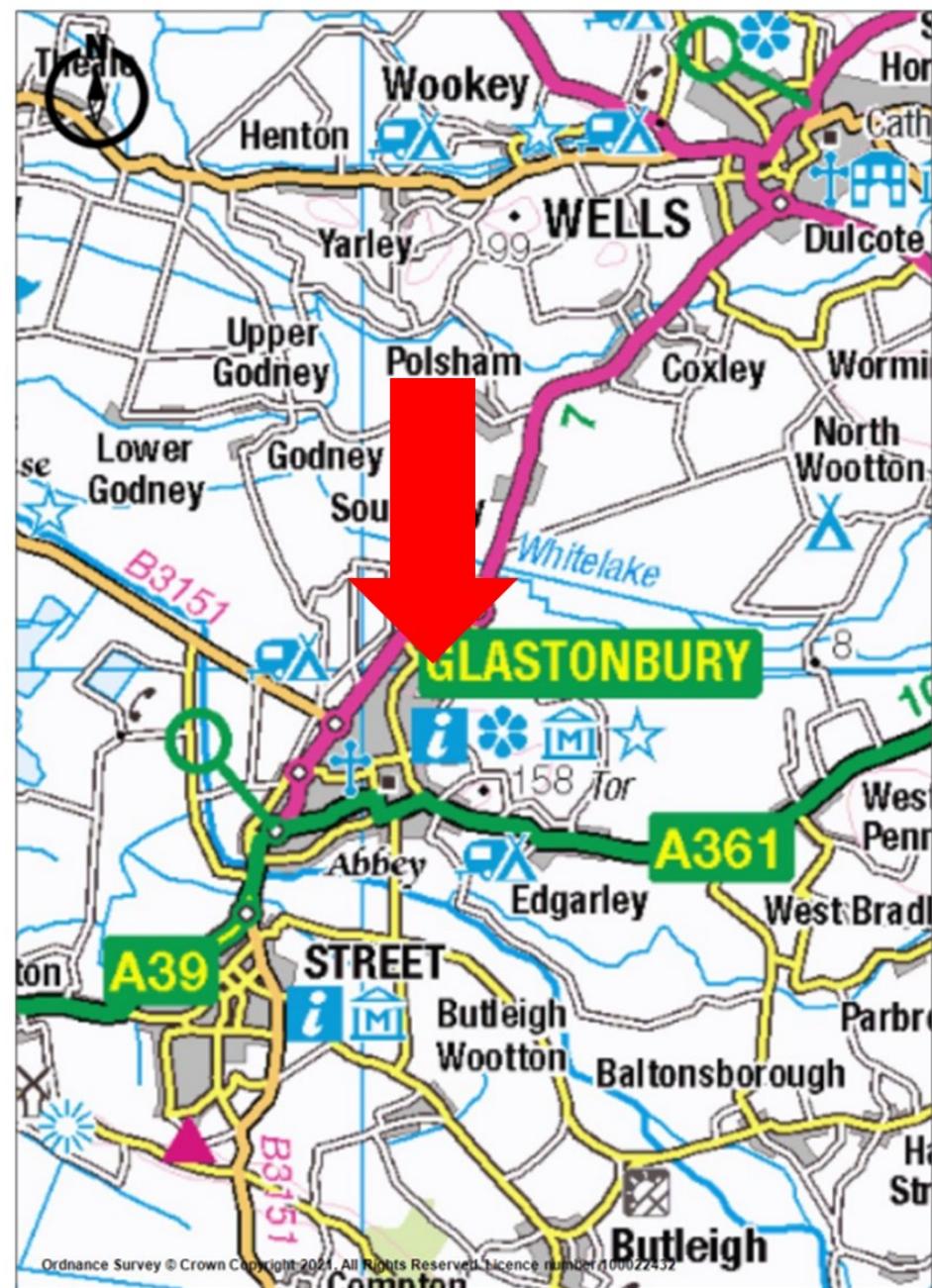
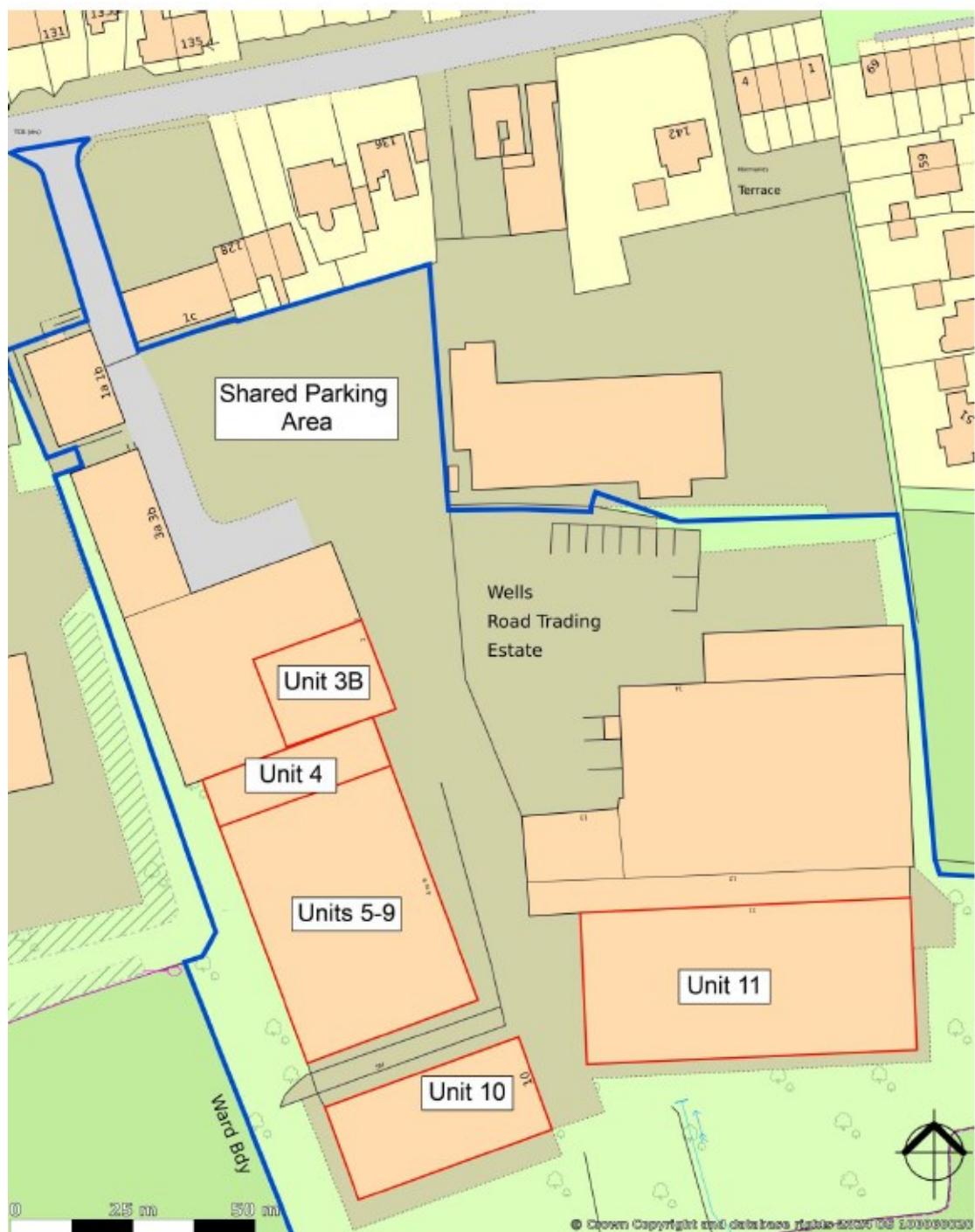


Carter Jonas
SUBJECT TO CONTRACT



Carter Jonas

SUBJECT TO CONTRACT



FOR IDENTIFICATION PURPOSES ONLY

Carter Jonas

SUBJECT TO CONTRACT

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.

FURTHER INFORMATION

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

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers & Tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations, warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us. April 2024.

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

Unit	Sq. M.	Sq. Ft.
Unit 3B	420	4,522
Unit 4	384	4,131
Unit 5-9	1,864	20,063
Unit 10	823	8,856
Unit 11	1,979	21,298
Total	5,470	58,878



Joint Agent:

Jack McMullan MRICS

01761 411010 | 07917 886168

Jack.mcmullan@cooperandtanner.co.uk

14 High St, Midsomer Norton, BA3 2HP

Carter Jonas