

# TO LET

Carter Jonas



**Units 1 & 2**  
**The Sidings**  
**Cathedral Park**  
**Wells**  
**BA5 1LJ**

**Industrial / Trade Counter Unit**  
**1,432 Sq Ft (134 Sq M) - 2,874 Sq**  
**Ft (268 Sq M)**

- Well presented detached trade counter unit
- Established business location
- Adjacent to the A371

## LOCATION

Cathedral Business Park is an established industrial location, located directly off the A371, which provides good access to the A369, A39 and A37.

Shepton Mallet is located c. 6 miles east of the site, Glastonbury is c. 6 miles south, Bridgwater c. 21 miles south west, Weston-super-Mare is c. 21 miles north west, Bath is c. 21 miles north east and Bristol is c. 22 miles north.

Nearby occupiers include Premier Inn, Morrisons, Roman Glass, CRS Building Supplies, Tincknell Country Store and Fuel, Screwfix, Wells Vets and Tepe Oral Hygiene.

## DESCRIPTION

The subject property is constructed from a steel portal frame, with aluminium clad elevations and full height roller shutter doors.

The property benefits from a small well presented office, welfare facility and three phase power. Externally there is designated parking.

The development has already attracted a number of trade counter operators as well as other Class E and B8 occupiers.

The property is available in part or as a whole.

## SERVICE CHARGE

There will be a service charge payable for the upkeep and maintenance of the estates common parts.

## TERMS

The property is available to let as whole or in part on a full repairing and insuring lease on terms to be agreed.

## LEGAL COSTS

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

## PLANNING

The property is anticipated to be suitable for Class B1 (c) Light Industrial, B2 General Industrial and Class B8 Storage & Distribution purposes.

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

## EPC

Please apply to the agents.

## QUOTING RENT

From £19,000 per annum exclusive.

## 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.

## BUSINESS RATES

Tennat must make their own enquiries inline with the amount of space they require.

Please ensure you refer to the Valuation Office Agency website for confirmation.

## VAT

All prices quoted are exclusive of VAT.

## ACCOMMODATION

The property has been measured on a gross internal area basis. The floor areas are noted below:

	Sq Ft	Sq M
Unit 1	1,437	134
Unit 2	1,437	134
Ground Floor Warehouse	2,874	268



For identification purposes

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

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**IMPORTANT INFORMATION**

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**Carter Jonas**