



Unit 11
Lopen Business Park
Mill Lane
Lopen
Somerset, TA13 5JS

Mid-terrace Industrial unit
for sale or to let

G.I.A of 1,489.14 sq m
(16,023 sq ft)

- Two storey office block of 218.02 sq m (2,346 sq ft) to the front of building.
- Warehousing of 990.69 sq m (10,660 sq ft) plus 389.44 sq m (4,190 sq ft).
- Mezzanine floor of 328.39 sq m (3,533 sq ft).
- Parking for approximately 24/25 vehicles in front of the units.
- Located 2 miles from the A303 Hayes End Roundabout at South Petherton.

LOCATION

The industrial unit is located on the Lopen Business Park within the village of Lopen, with the nearest village of South Petherton being 3 miles away, which offers a school, public house, pharmacy, small hospital and a small range of shops. The nearby towns of Yeovil and Crewkerne offer a wider range of facilities, including a mainline railway service at Crewkerne to London Waterloo. The property is conveniently situated close to the A303 within 2 miles.

Lopen Business Park offers an established business park with other occupiers including Be Hive Self Storage, Barkers Animal Health and Lopen Joinery Limited.

DESCRIPTION

Mid-terraced industrial unit of steel portal frame with profile metal clad elevations under an insulated profile metal clad roof, with skylights providing good natural light. Two pedestrian metal security doors to front and electric roller shutter door with a height 4.84m and width 5.00m.

Two storey office block of 18.20m x 5.99m with air conditioning, windows to front with suspended ceiling and fluorescent lighting panels. The building has WC facilities on the ground floor, as well as a reception area to the front, with stairs leading to the first-floor offices.

Reception of 4.37m x 3.82m with stairs to first floor offices with storage cupboard housing electricity metre and gas supply plus a Belfast sink unit. Disabled/ladies WC facility and gents WC facility.

On ground floor, office 1 of 12.00m x 5.98m. At first floor, landing, office 2 of 12.00m x 5.96m and office 3 of 5.97m x 3.38m.

Warehousing of 33.64m x 29.45m with low bay sodium lighting, Reznor gas warm air blowers, concrete floor and a max eave height of 5.74m and min of 7.56m.

Canteen of 5.52m x 5.99m with non-slip flooring, wall and base units with roll top work surface, inset 1½ bowl stainless steel sink. Mezzanine storage above of 6.15m x 5.60m.

The adjoining unit currently opens through into Unit 11c which has a GIA 29.37m x 13.26m with suspended ceiling and fluorescent strip lighting. Full Mezzanine floor of 24.71m x 13.29m with two metal staircases with loading areas at each end. Eave height at first floor of 4.52 max and a minimum of 3.08m.

Electric roller shutter door with a height 5.05m and width of 4.97m leading onto a separate concrete yard area. Eave height under the mezzanine of 2.59m. Reznor gas warm air blower. Windows to front and metal security pedestrian door.

Both units have electric meters, 3-phase electricity, security and fire alarm plus CCTV internally and externally.

Outside, 20 spaces on a concrete yard to the front of the unit with further parking of 4/5 spaces in front of unit 11c.

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:

| <u>Office Block</u> | Sqm | Sqft |
|---------------------|-------|------|
| Reception | 16.69 | 179 |
| Office 1 | 71.76 | 772 |
| First floor | | |
| Office 2 | 71.52 | 770 |
| Office 3 | 20.18 | 217 |

| <u>Warehouse</u> | Sqm | Sqft |
|------------------|--------|--------|
| Warehouse | 990.70 | 10,663 |
| Canteen | 33.06 | 356 |
| Mezzanine | 34.44 | 3,600 |

| <u>Unit 11c</u> | Sqm | Sqft |
|-----------------|--------|-------|
| Warehouse | 389.45 | 4,192 |
| Mezzanine | 328.40 | 3,535 |

TENURE & RENTAL

The industrial unit is offered for sale by private treaty at a guide price of Offers in Excess of £1,250,000 plus VAT for the freehold interest. Alternatively, Unit 11 could be made available to let at a quoting rent of £60,000 per annum plus VAT.

Part of the commercial premises could be sold separately being unit 11c, at a guide price of Offers in Excess of £350,000 plus VAT for the freehold interest. If Unit 11c is purchased separately, then a WC facility and kitchenette will be constructed for the new occupier.

RATEABLE VALUE

According to the Valuation Office website, the premises has a rateable value of £63,000. For verification purposes, interested parties are advised to make their own enquiries at www.voa.gov.uk

EPC

Rated C.

VIEWING

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

T: 01823 428590 M: 07968 216596

E: Stephen.richards@carterjonas.co.uk

SUBJECT TO CONTRACT



Fire Exit



Unit A

Warehouse
1059sq.m.

Unit C

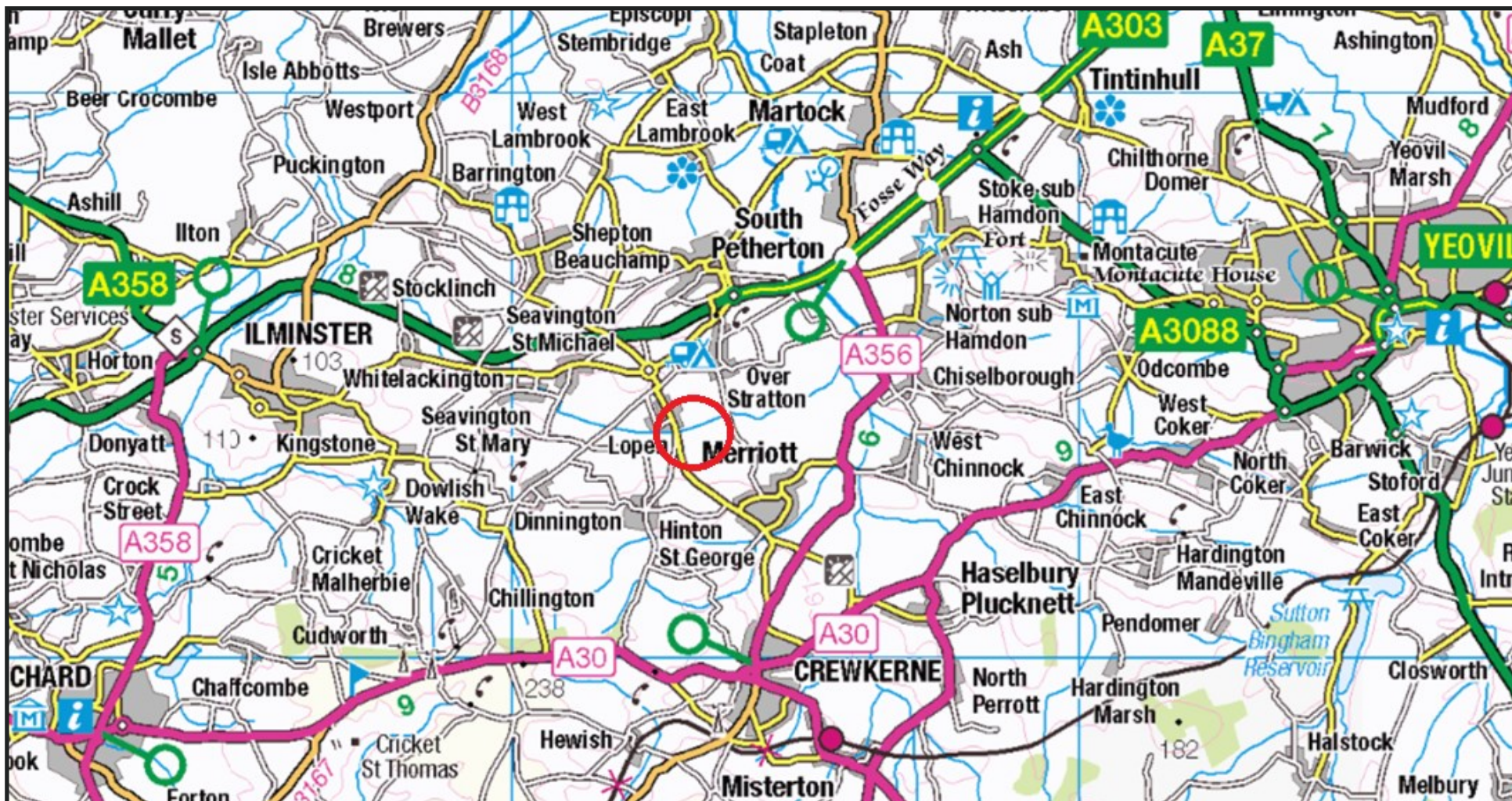
Warehouse
390sq.m.

Vehicle
Entrance



Fire Exit





FURTHER INFORMATION

Should you require further information please contact Stephen Richards.

carterjonas.co.uk

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IMPORTANT INFORMATION

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