

TO LET— Up to 1-Year Rent Free Available **Carter Jonas**



**Meristem House
Wells Road Trading Estate
Glastonbury
Somerset
BA6 9QU**

Office / Storage Space

6,042 Sq Ft (561.24 Sq M)

- **1-year Rent Free Available**
- **Detached open plan office/ storage unit**
- **12 Car Parking Spaces**
- **Prominent roadside position**

LOCATION

The property is on the perimeter of Wells Road Trading Estate on the north-eastern side of Glastonbury.

An established employment location with key occupiers including CRS Building Supplies, Sparks, Motor Parts Direct and Vivolife to name a few.

DESCRIPTION

The subject property comprises a brick block construction under a pitched tiled roof, offering a solid and traditional build. Internally, the accommodation is arranged over two floors, both configured to provide open-plan office and storage space, allowing for flexible use and efficient layout planning.

The interior specification includes a suspended ceiling incorporating fluorescent strip lighting, providing a consistent and practical lighting solution throughout the workspace. Additional amenities include WC facilities and a kitchen/welfare area to support staff needs.

Externally, the property benefits from 12 dedicated car parking spaces, conveniently located at the front of the building with direct access from Wells Road.

ACCOMMODATION

	Sq M	Sq Ft
Ground Floor	280.62	3021
First Floor	280.62	3021
Total	561.24	6042

TERMS

The property is offered for lease on a full repairing and insuring basis on terms to be agreed.

PLANNING

We understand the property benefits from Use Class B1 (Light Industrial) B8 (Storage and Distribution.) Prospective occupiers should rely on their own enquiries with the local planning authority.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

SERVICES

Prospective occupiers are to make their own enquiries concerning utility services to the building.

BUSINESS RATES

Prospective occupiers are advised to make their own enquiries as to the exact rates payable.

VAT

All terms quoted are exclusive of VAT as applicable.

Quoting Rent

Price on application.

EPC

Please apply to the agents.

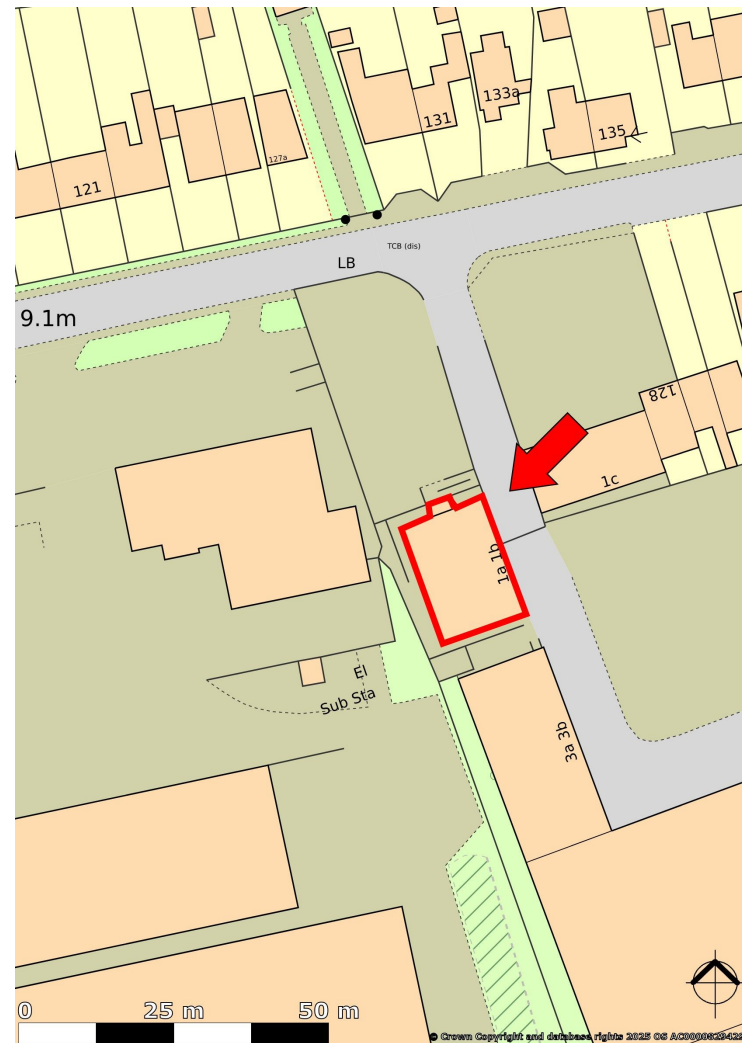
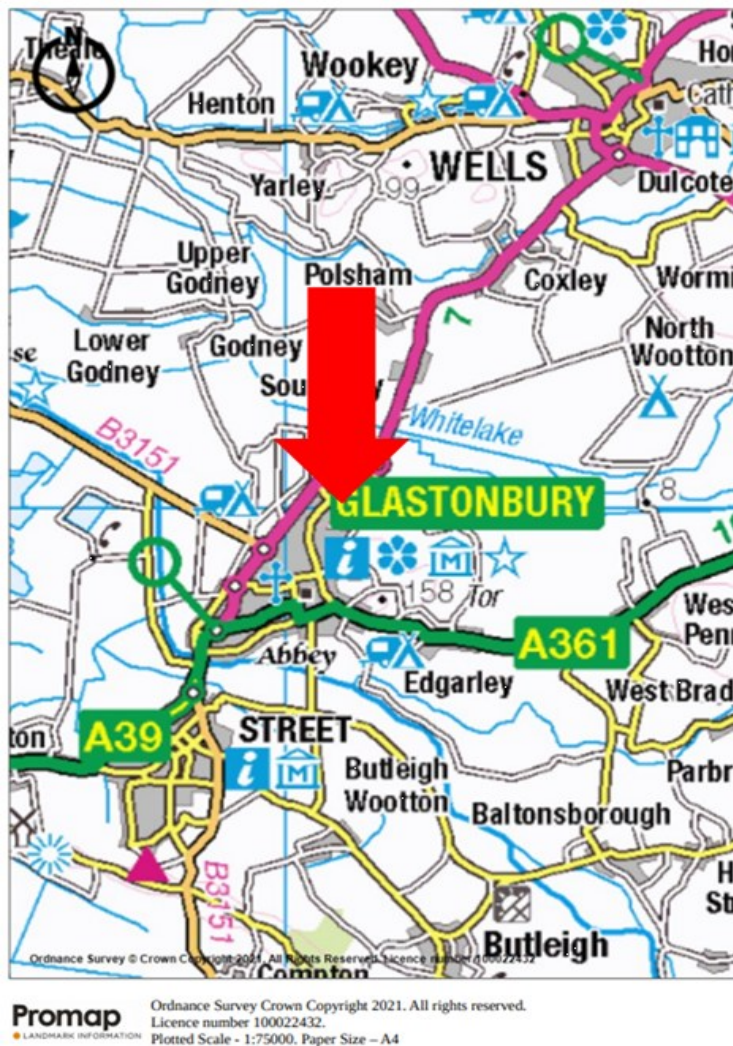
VIEWINGS

To be arranged with the agents.

RENT INCENTIVE

1-year rent free available subject to a 6 year lease commitment.

SUBJECT TO CONTRACT



FURTHER INFORMATION

Should you require further information please contact:

www.carterjonas.co.uk

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IMPORTANT INFORMATION

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August 2025

Carter Jonas