



**Wolff Stone Offices
Doultong Stonework,
West Cranmore Quarry
West Cranmore
Shepton Mallet, BA4 4QP**

LIGHT INDUSTRIAL / OFFICE / R&D SPACE

1,000 - 2,000 sq ft (92.90—185.81 sq m)

- Strategic location just off the A361
- Potential for a variety of uses
- Finished to a high specification
- Flexible Terms
- Fully Networked

LOCATION

The property is strategically located just off the A361 between Shepton Mallett (2.5 miles to the west) and Frome (8.5miles east).

DESCRIPTION

The property has been built to a high specification with strong attention to detail.

The accommodation can be adapted to a variety of uses including research & development , light industrial & assemble as well as offices.

The current specification includes:

- Suspended ceilings
- Integral lighting
- Fully carpeted
- Fully fitted kitchen
- Double glazing

Externally there is ample car parking.

QUOTING RENT

Suites available from £10,000 per annum exclusive.

SERVICES

Prospective occupiers are advised to make their own investigations as to capacity and condition.

ACCOMMODATION

The property has been measured on a gross internal area basis.

Total	185.80Sq M	2000Sq Ft
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TERMS

The property is available to let on an effectively full repairing and insuring lease on terms to be agreed subject to a service charge.

LEGAL COSTS

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

BUSINESS RATES

Please apply to the agents

VAT

All prices quoted are exclusive of VAT.

EPC

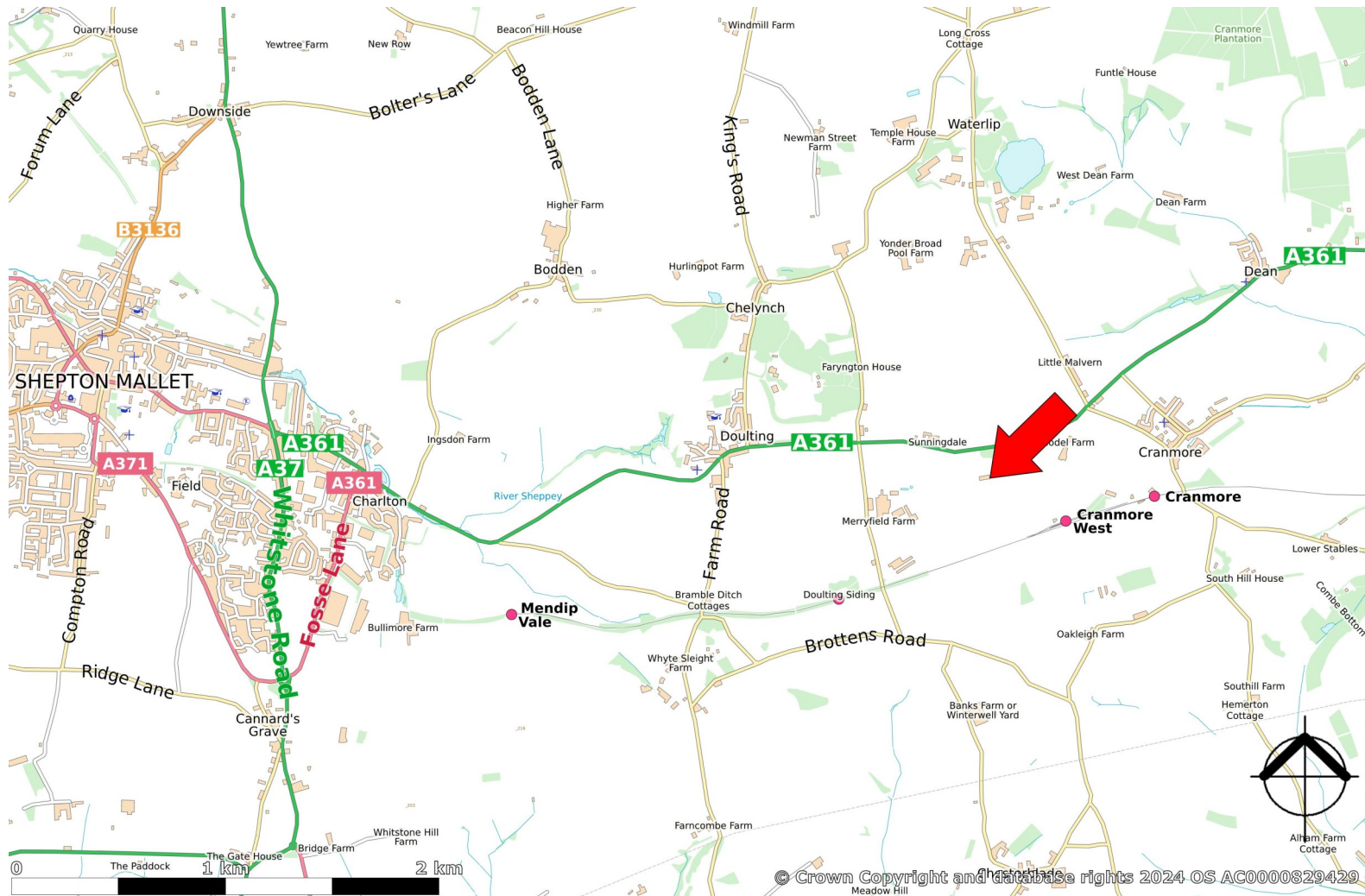
The property has an Energy Performance Certificate Rating of C (65).

VIEWINGS

To be arranged with the agents.



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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January 2025

Carter Jonas