

TO LET

Carter Jonas



Units 1-8
Tapstone Business Park
Tapstone Road
Chard, Somerset
TA20 2LW

**8 high-specification,
new industrial units
available to let**

- New industrial estate with high visibility for trade counter use.
- G.I.As from 163 sqm (1,074 sq ft) to 277 sqm (2,981 sq ft).
- Located opposite Tesco's supermarket and next to Lidl supermarket.
- ¼ of a mile from the town centre.

LOCATION

Tapstone Business Park is a new development of industrial units located within Chard town centre and is opposite the Tesco's supermarket, petrol filling station and next to Lidl supermarket with high visibility and traffic movements due to the nearby occupiers making it an ideal location for a trade counter use.

The new industrial estate is located just off the roundabout on the Crewkerne Road (A30) leading into the town centre and to Crewkerne in the opposite direction. Nearby occupiers include Lidl supermarket, Tesco supermarket and Numatic International. The site backs onto Millfield Industrial Estate and is accessible via a public footpath which adjoins the development.

DESCRIPTION

The 8 single storey industrial units are newly developed with profiled metal cladding, plastic coated pedestrian glazed doors, a roller shutter door, concrete floors, LED lighting, skylights providing good natural light, a WC and kitchenette facilities.

The site is now completed and ready for occupation. Unit 8 has recently been let to GREGGS, opening in October 2025.

The site has an asphalt car park which will be landscaped and white lined with allocated spaces for each of the industrial units.

There is a terrace of five units with two further angular units facing onto the road with increased signage opportunities (Units 7 and 8) which have increased glazed elevations due to their design.

BUSINESS RATES

The units have not been separately assessed at this time. For verification purposes, interest parties are advised to make their own enquiries on www.voa.gov.uk.


ACCOMMODATION

The property has been measured on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice.

| Unit No. | Sqm | Sq ft |
|----------|-----|-------|
| 1 | 277 | 2,981 |
| 2 | 256 | 2,755 |
| 3 | 248 | 2,669 |
| 4 | 256 | 2,755 |
| 5 | 257 | 2,766 |
| 6 | 258 | 2,777 |
| 7 | 163 | 1,754 |
| 8 | 166 | 1,786 |

TENURE & RENTAL

The units are available to let on new leases with flexible terms to be agreed at the following quoting rents. VAT is payable in addition to the rents quoted.

| Unit | Rent per annum |
|------|---|
| 1 | £39,000 + VAT |
| 2 | £31,000 + VAT |
| 3 | £30,000 + VAT |
| 4 | £31,000 + VAT |
| 5 | £30,000 + VAT |
| 6 | £30,000 + VAT |
| 7 | £18,500 + VAT |
| 8 |  LET to GREGGS—opening 22nd October |

EPC

The units have not been assessed at this stage as they are still under construction.

VIEWING

All viewings should be made through the joint agents, Carter Jonas and Edmonds Commercial Property:

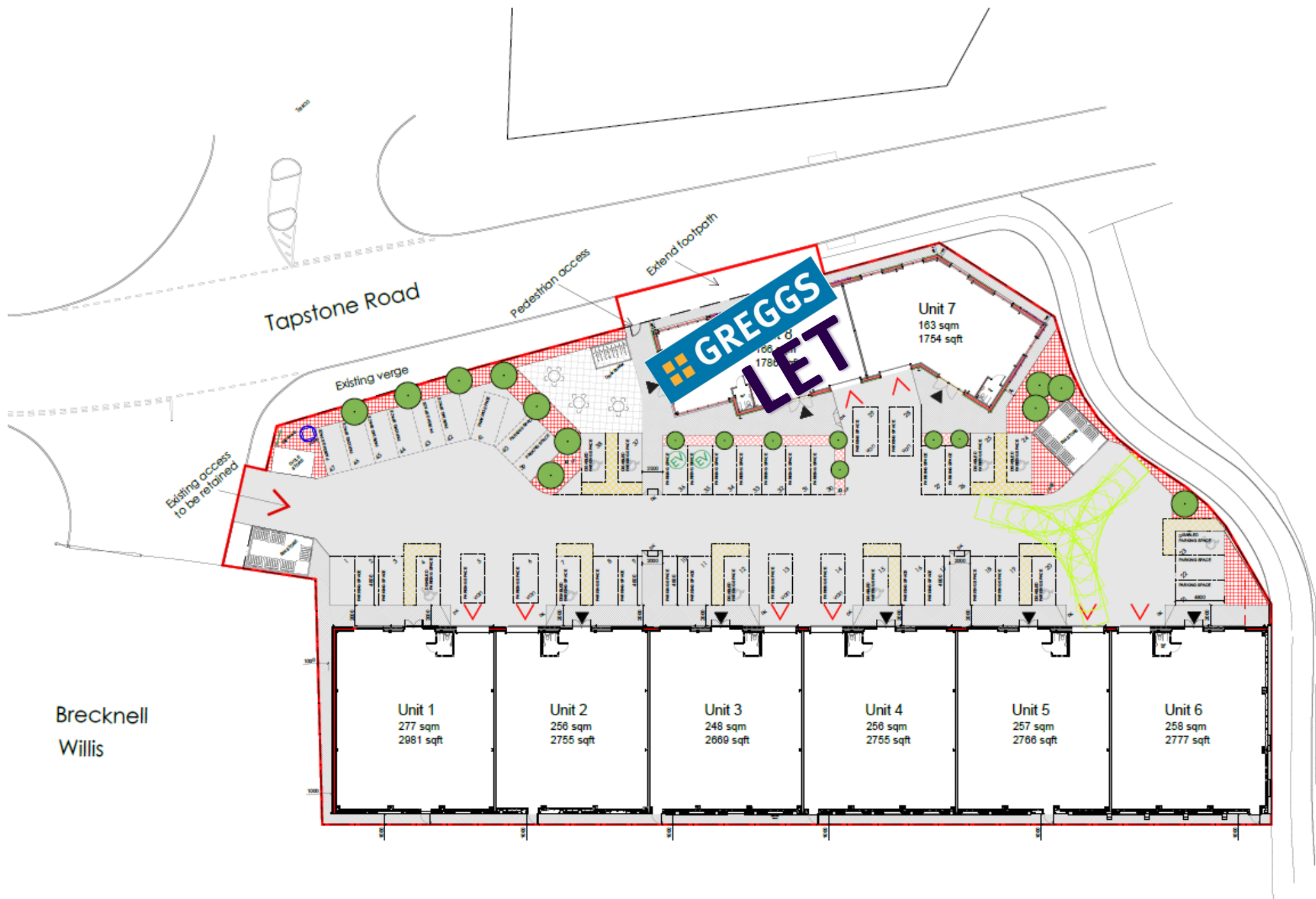
M: 07968 216596 | E: Stephen.richards@carterjonas.co.uk

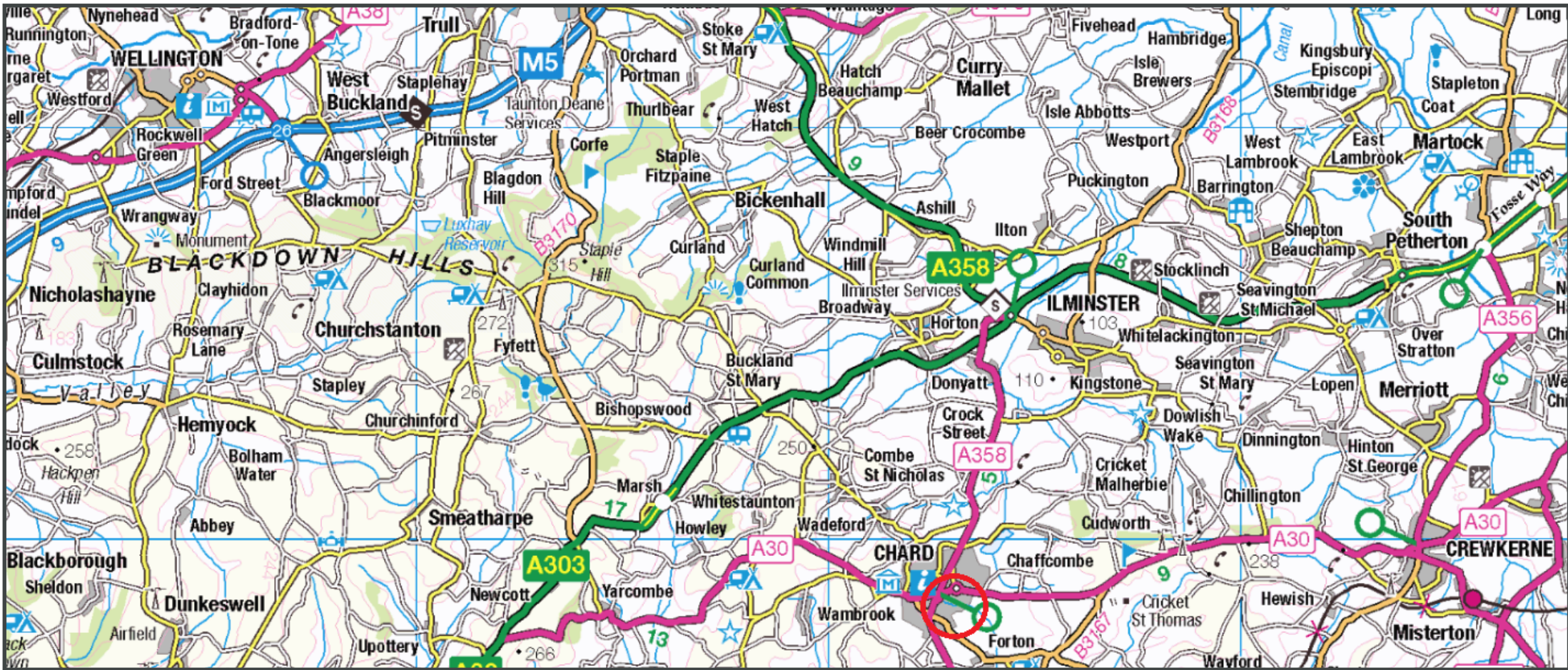
T: 01935 848888 | E: steve@edmondscommercial.co.uk

LEGAL COSTS

Each party to bear their own legal costs throughout the transaction.







FURTHER INFORMATION

Should you require further information please contact Stephen Richards.

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IMPORTANT INFORMATION

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