

First Floor of Unit A, The Firs, Underwood Business Park, Wells BA5 1AF

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Description

A refurbished self-contained first floor office suite with a shared ground floor entrance. Space currently configured to provide a large open-plan office area, various meeting / consultation rooms, server room, a kitchen and separate WCs.

Suspended ceiling with generous floor to ceiling height, air-conditioning, LED lighting, floor boxes with sockets. Office furniture in situ available if desired. Ideal for those looking for office accommodation for anywhere between 12 – 25 staff.

Parking area immediately to front, with limited on-road parking available nearby.

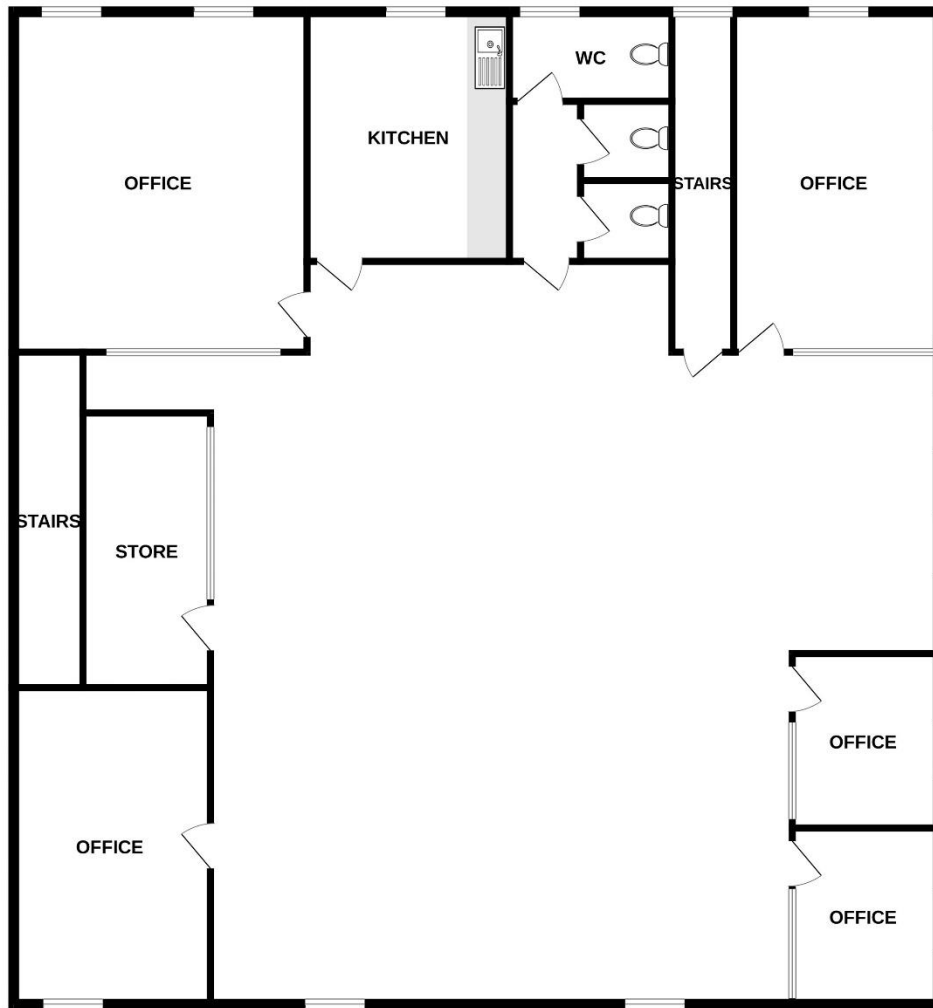
Net Internal Area | 198 sq m | 2,130 sq ft

Location: W3W///firepower.tablets.study

Located close to the front of Underwood Business Park, an established business location, approximately 1 mile from Wells City Centre. Easy access to A39 and A371.

To Let – £22,000 pa, excl.





TOTAL FLOOR AREA : 2815 sq.ft. (261.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Lease Terms: Immediately available on a new lease on broadly the following terms:-

- 5-10 year term
- Full repairing and insuring equivalent basis via a service charge, estimated at £1,750 excl. VAT. Further details available upon request
- Tenant-only break-clauses every 3 years
- Rent Review at the 3rd anniversary
- Lease to be excluded from the provisions of the Landlord & Tenant Act 1954 Sections 24-28 inclusive (i.e. no automatic right to renew at lease expiry)
- Each Party to bear their own legal and professional costs
- Deposit subject to references/credit checks.

Commercial Lease Code: Prospective tenants should seek professional advice from a qualified property adviser before entering a legally binding contract. Information can be found via: <http://www.leasingbusinesspremises.co.uk>

Local Council: Somerset Council (formerly part of Mendip District Council)

Planning: We understand the unit benefits from consent for Class E – Commercial, Business and Service type uses. Not Listed or within a Conservation Area.

Business Rates: A search on the Valuation Office Agency website suggests this suite has a Rateable Value of £32,500 (2023 List). This is not the rates payable. For confirmation on the rates payable for your circumstances, please rely on your own enquiries of the local billing authority.

Services: We understand the unit benefits from connection to mains water and electricity. Air-conditioning. No gas. Services and appliances not tested.

EPC Rating & Score: C69. Copy available upon request.

VAT: We understand that VAT is payable on the rent.

Viewings: By appointment only through the sole agents **Cooper and Tanner – 03450 34 77 58**



COMMERCIAL DEPARTMENT

Telephone 03450 347758 / commercial@cooperandtanner.co.uk

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Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

