



Units at Wells Road Trading Estate, Glastonbury, Somerset BA6 9QU
To Let – On New Lease Terms

COOPER
AND
TANNER

Units at Wells Road Trading Estate
Glastonbury
Somerset
BA6 9QU

To Let – Available on new lease(s)



Description

A range of warehousing accommodation that has been sensibly refurbished by Tincknells Property in late 2015. General specification includes steel portal frame with profile sheet cladding. LED lighting, insulated clad or fairfaced blockwork walls, electrically operated roller shutter door(s) to front, separate personnel entrance, concrete floors. Sizes and heights vary – see table below. Units share welfare facilities and parking area.

Available Accommodation	Size		Min. Eaves		Quoting Rent per annum, excl.	Available from:
	Sq M	Sq Ft	M	Ft		
Unit 3B	420	4,522	3.59	10'	£34,500	Summer '24*
Unit 4	384	4,131	3.05	10'	£25,000	June 2024
Units 5-9	1,864	20,063	3.05	10'	£100,000	June 2024
Unit 10	823	8,856	4.80	15' 8"	£54,000	June 2024
Unit 11	1,979	21,298	3.8	12' 5"	£95,000	Immediately
Aggregate Gross Internal Area	5,470	58,878			£POA	

**Subject to Vacant Possession*

The units form part of Wells Road Trading Estate on the north-eastern side of Glastonbury. An established industrial location with key occupiers including CRS Building Supplies, Motor Parts Direct and Vivolife to name a few. The site is adjacent to 'Sparks Transport'. HGV Access; Secure Gated Entrance and CCTV.

Services and Fixtures & Fittings

The units benefit from connection to mains electricity (3 phase). All fixtures, fittings and trading equipment are specifically excluded unless mentioned in these particulars. No tests have been carried out on any appliances or services at the premises and neither the vendors nor their agents give any warranty as to their condition.

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>

Lease Terms

The units are available together or separately on a new conventional full repairing and insuring leases. Service charge in place for repairs and maintenance to common areas – currently at £0.16 per sq ft – further details available upon request.

VAT

The property is elected for VAT which will therefore be payable on rent/service charge.

Planning

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

Rateable Values

A search on the Valuation Office Agency website revealed the following rating assessments (2023 List):

- Unit 3B – £20,000
- Units 4-9 – £94,000 (jointly assessed)
- Unit 10 – £37,250
- Unit 11 – £85,500

All described as 'Warehouse and Premises'. May need to be re-assessed if split or multiple units taken.

Legal Costs

Each Party to bear their own.

Energy Performance Certificates

Advice has been sought and deemed exempt.

Enquiries / Viewings

Contact either of the joint agents:

Jack McMullan at Cooper & Tanner
01761 411010 / 07917 886 168
jack.mcmullan@cooperandtanner.co.uk

Ed Cawse at Carter Jonas
0117 9221222 / 07425 632 476
ed.cawse@carterjonas.co.uk





Unit 3B – Ext.



Unit 3B – Int.



Unit 4 – Ext.



Unit 4 – Int.



Units 5-9 – Ext.



Units 5-9 – Int.



Unit 10 – Ext.



Unit 10 – Int.



Unit 11 – Ext.



Unit 11 – Int.



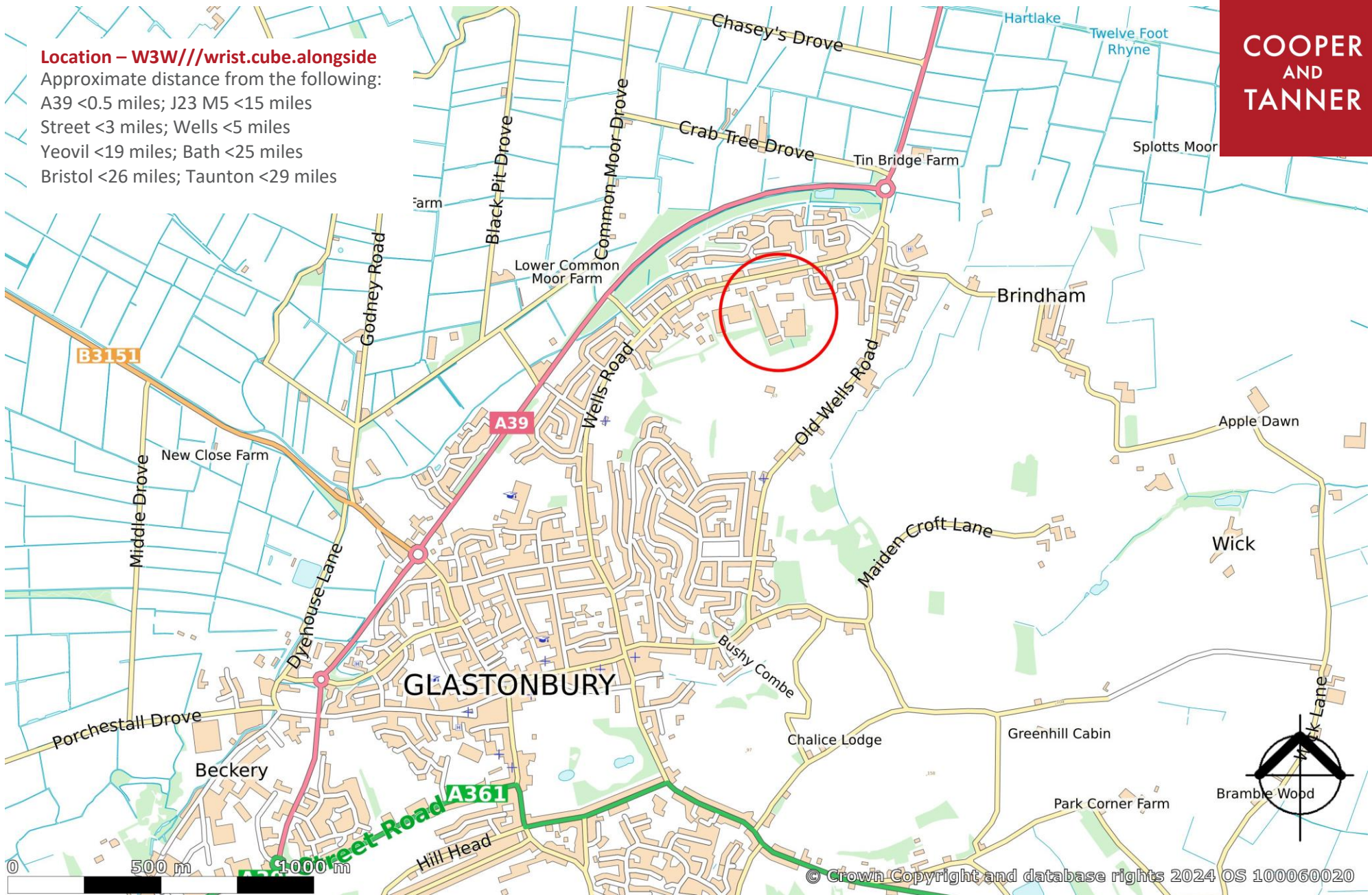
Site Entrance

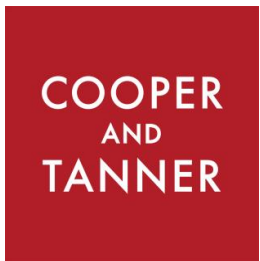
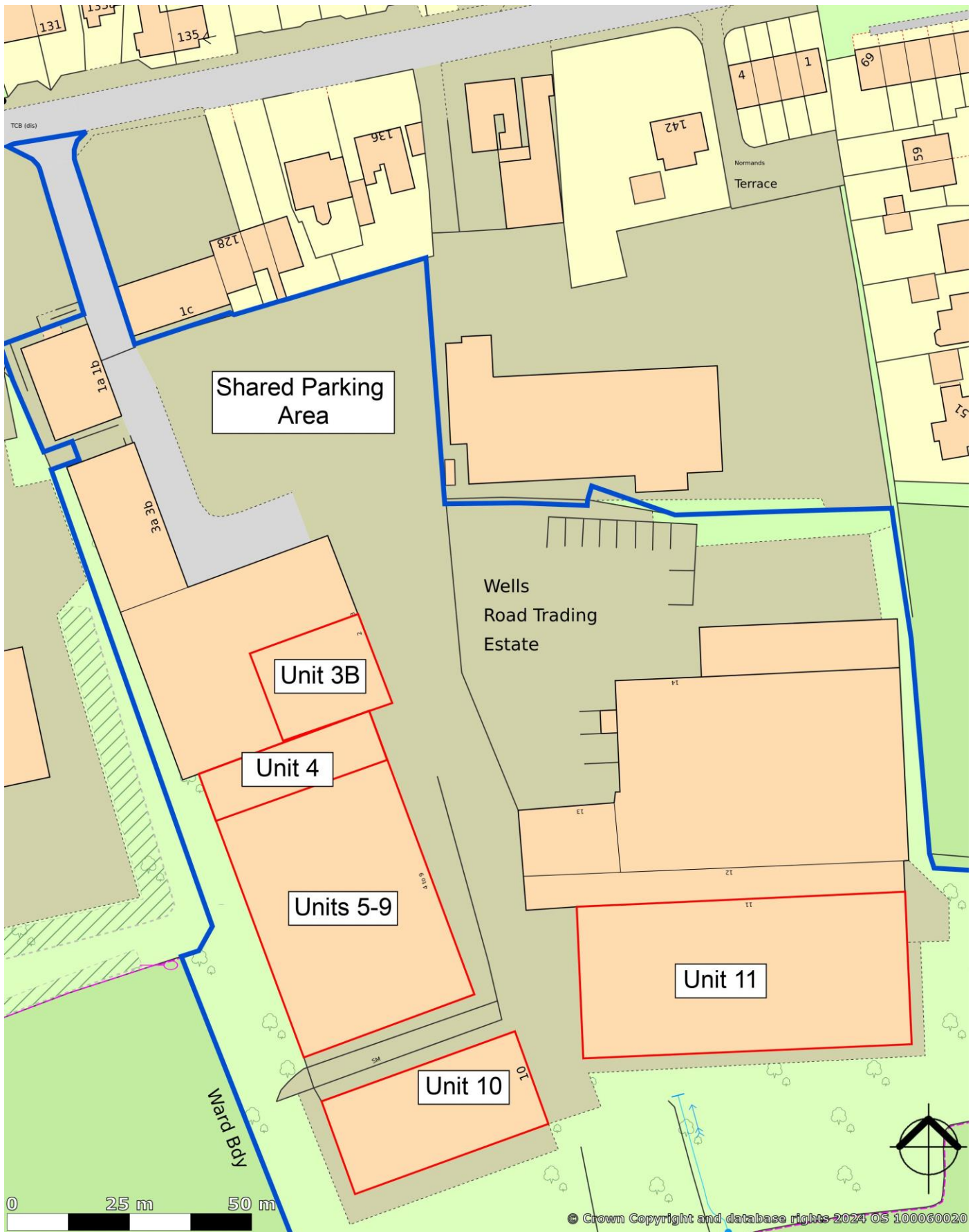


Shared Facilities

Location – W3W///wrist.cube.alongside

Approximate distance from the following:
A39 <0.5 miles; J23 M5 <15 miles
Street <3 miles; Wells <5 miles
Yeovil <19 miles; Bath <25 miles
Bristol <26 miles; Taunton <29 miles





COMMERCIAL DEPARTMENT
 Telephone 0345 034 7758
 commercial@cooperandtanner.co.uk
www.cooperandtanner.co.uk

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.