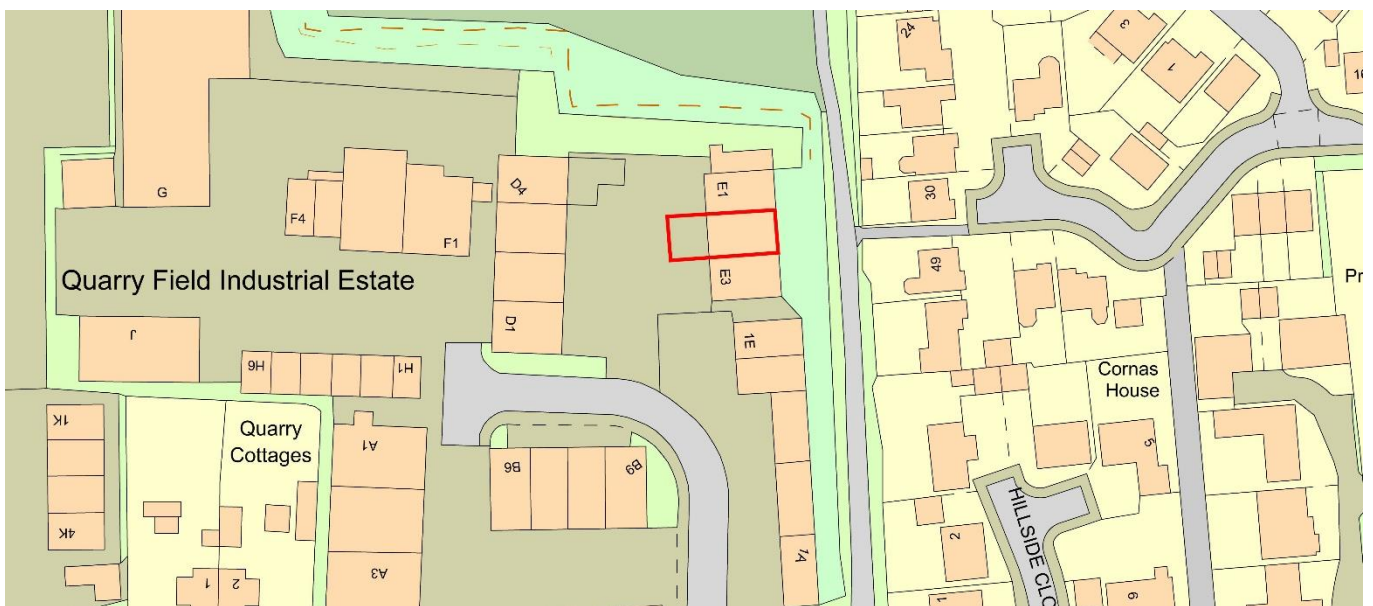


Unit 2, Block E Quarry Fields Industrial Estate

Mere, Warminster, BA12 6LA

COOPER
AND
TANNER



To Let £6,600pa

Unit 2, Block E Quarry Fields Industrial Estate Mere, Warminster BA12 6LA

To Let - £6,600pa (£550pcm)

Description

Mid-terrace light industrial unit well suited to a number of workshop, storage or light industrial type uses.

Comprising an open plan Workshop/Warehouse with single WC. Dimensions 7.83m W x 13.08m L.

Gross Internal Area: 102.41sqm/1,102sqft.

Roller shutter door and personnel door access to the front. Parking apron to immediate front.

Situated at Quarryfields Industrial Estate on the outskirts of Mere. Mere benefits all the necessary everyday amenities. Immediately nearby A303.

Planning

Prospective purchasers must satisfy themselves in respect of current and potential planning. Not listed. Within Cranborne Chase AONB.

VAT

The property is not elected for VAT.

Business Rates

Rateable Value to be reassessed. Currently rated with Unit 1 (the combined rateable value is £11,000). Interested parties should note that small business rate relief may apply.

EPC Rating

90/D. Ref: 2792-2635-6346-6595-7430

Services

We are informed mains water and single-phase electricity are connected. Services not tested.

Viewings

By appointment only via Cooper & Tanner.

Lease Terms

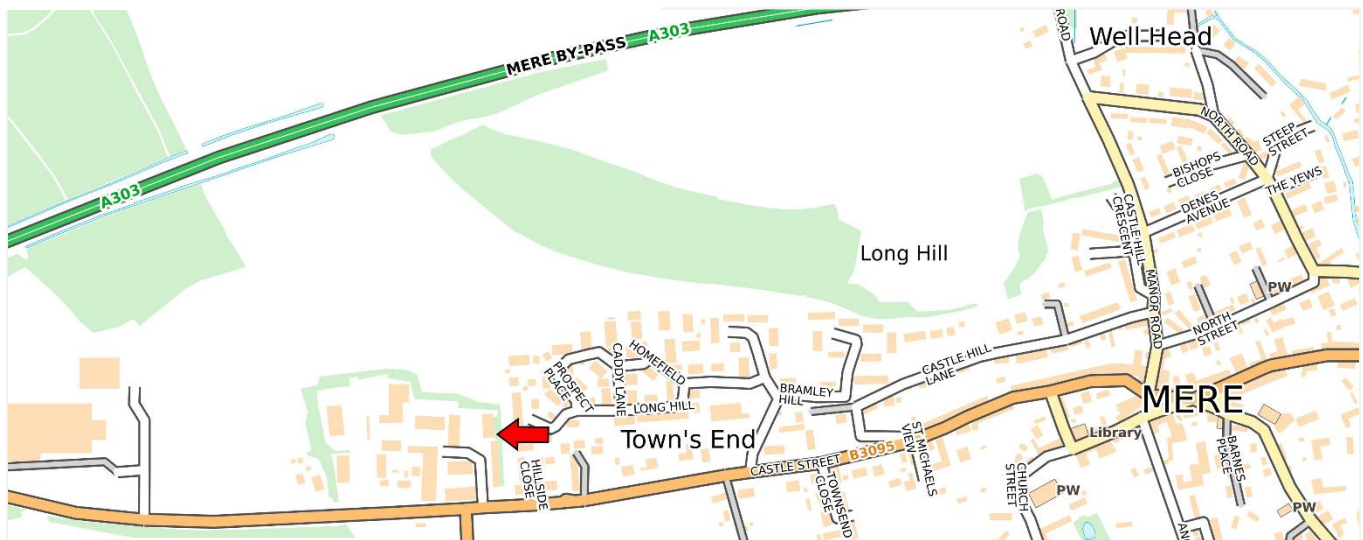
To be negotiated based on the following.

- A new full repairing and insuring lease
- Reviews and Break-Clauses at 3-yearly intervals
- 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)
- Tenant to contribute £400 + VAT towards Landlord's proper and reasonable legal costs
- Subject to references/credit checks.

Commercial Lease Code

The Code of Practice on Commercial Leases in England and Wales recommends that prospective tenants should seek professional advice from a qualified property adviser before entering a legally binding contract.

<http://www.leasingbusinesspremises.co.uk>



What3Words Location:

W3W: ///cliff.protests.excavate

COMMERCIAL DEPARTMENT

Telephone 0345 034 7758 / commercial@cooperandtanner.co.uk

14 High Street, Midsomer Norton, BA3 2HP

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TANNER**

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.

