

Unit 21, The Beckery

Glastonbury, Somerset BA6 9NX



Description

A detached regular shaped industrial unit with a full mezzanine. The unit has been partitioned on the ground floor to provide 4 offices to front, laboratory / production space towards the middle and warehousing with goods delivery area to the rear.

Access to the mezzanine is off the reception or via the warehouse and has been partitioned to create 6 office/meeting/storage rooms (some with partially reduced headroom), a kitchen, WC and larger storage area to rear.

Ground Floor	323.57 sq m	3,482 sq ft
First/Mezzanine	319.67 sq m	3,440 sq ft
Gross Internal Area	643.24 sq m	6,924 sq ft

Measured RICS Property Measurement Statement (2nd Edition).

6 parking spaces immediately to front with 10 parking spaces across the estate road. Incidental yards to surrounding. Portacabin NOT included.

Available to let on a new lease from 1st November 2024

To Let - £28,000pa Plus VAT, excl.







Location – [W3W///loosens.freed.fidgeted](https://www.w3w.com/loosens.freed.fidgeted)

Situated off Beckery Road an industrial trading area of Glastonbury nearby a variety of independent and notable occupiers. Convenient access to the A39.

Lease Terms

The asking rent is predicated on a lease on broadly the following terms:-

- Available to let on a new Full Repairing & Insuring lease from 1st November 2024 – Subject to Vacant Possession
- Reviews at 3-yearly intervals
- Lease to be excluded from the provisions of the Landlord & Tenant Act 1954 Sections 24-28 (i.e. no automatic right to renew at lease expiry)
- Tenant to contribute £500 + 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. Copy of the code available here: <http://www.lettingbusinesspremises.co.uk>

Local Council: Somerset Council (formerly Mendip)

Planning: Interested parties should satisfy themselves in respect of any planning history and potential uses. We understand that the Property is situated within the development limits of Glastonbury and an area designated for employment. It is not within the Glastonbury conservation area.

Business Rates: A search on the Valuation Office Agency website reveals this unit has a Rateable Value of £28,500 (2023 List), with a stated area of 686.8sqm. This is not the rates payable.

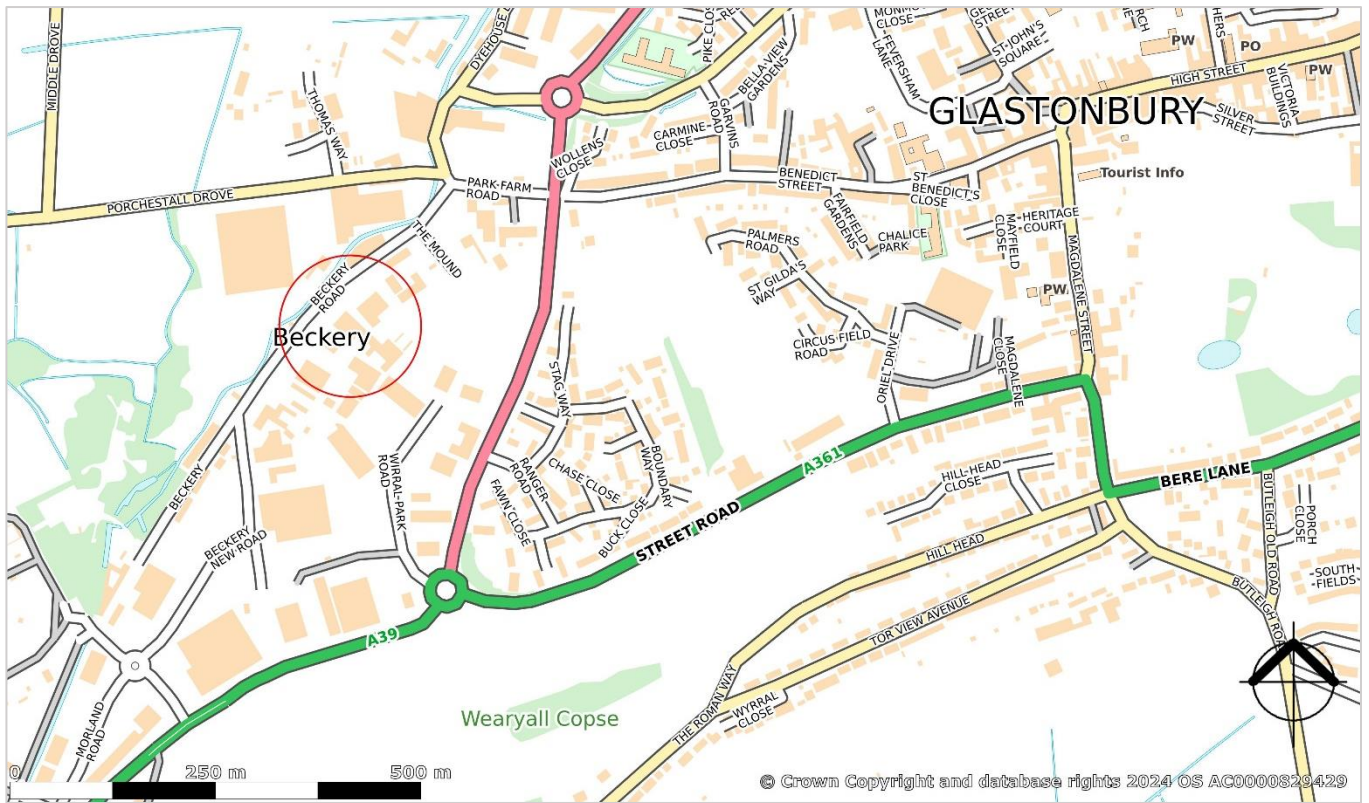
Services: We understand the unit benefits from connection to mains electricity, water and drainage. Services and appliances not tested.

VAT: VAT will be payable on the rent.

EPC: Energy Performance Rating of E/106. Stated floor area of 667sqm. A copy available upon request.

Viewings: By appointment only through the sole letting agents **Cooper and Tanner 1908**
Tel. 03450 34 77 58





COMMERCIAL DEPARTMENT

Cooper and Tanner

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.

