



Unit 4, Mill Lane, Glastonbury, Somerset BA6 9NT

Industrial unit containing open, clear span warehouse/workshop accommodation with adjoining office block.

 1882.00 sq ft

- A terraced light industrial unit with offices
- Suitable for a variety of commercial uses
- GIA 1,882 sq. ft. with covered loading bay 9.00m x 4.00m
- Allocated on-site parking.

£12,000 per annum

THE PROPERTY

Unit 4 is a terraced industrial unit containing open, clear span warehouse/workshop accommodation with adjoining office block. The warehouse benefits from full height commercial door adjoining a covered loading area, with numerous power points available. There is a separate personnel entrance to the offices. Allocated parking is available to the front of the property.

The gross internal area is approx. 174.84 sq. m / 1,882 sq.ft

LOCATION

Unit 4 Mill Lane forms part of a small courtyard development located off Beckery Road within an established commercial area approx. one mile west of Glastonbury town centre.

Nearby occupiers include Purple Hire Solutions, Glastonbury Skip Hire and Warner Tyres.

The site provided convenient access to the A361/A39 which connect to J23 of the M5 at Bridgwater.

RENT

£12,000 per annum

ENERGY PERFORMANCE CERTIFICATE

TBC

SERVICES

All mains services are connected.

No tests have been carried out in respect of the services, and we are unable to comment on the condition.

LOCAL AUTHORITY

Somerset Council
0300 123 2224

DIRECTIONS

What3words

///inserts.shifts.reclaimed

USE

Use Class B2/B8

Parties are advised to make their own enquiries with the Local Authority in respect of any current permitted and/or proposed use.

LEASE DETAILS

The property is offered to let by way of a new full repairing and insuring business tenancy, for a term of years to be agreed.

BUSINESS RATES

Current rateable value of £8,200.

The property may qualify for small business rates relief subject to qualifying occupation.

REFERENCES/RENTAL DEPOSITS

Financial, accountancy and other references may be sought from any prospective tenants prior to agreement.

Prospective tenants may be required to provide a rental deposit subject to landlord's discretion.

SERVICE CHARGE

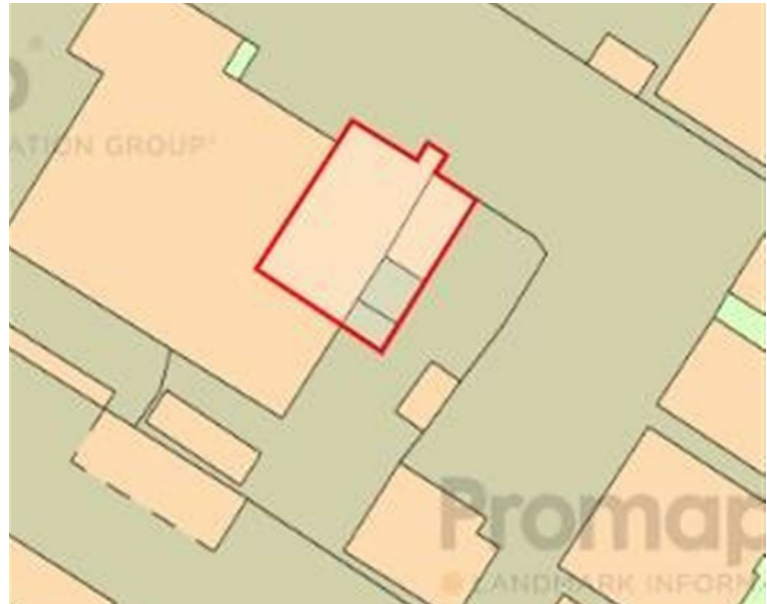
Tenant to pay a fair proportion of the costs of repairs and maintenance to common parts of the estate.

FINANCE ACT 1989

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees should satisfy themselves independently as to VAT in respect of any transaction.

COSTS

Each party to be responsible for their own legal and surveyors costs incurred in the transaction.



YEO/GDR/Oct 25



01935 423526

yeovil@symondsandsampson.co.uk
Symonds & Sampson LLP
2, Court Ash,
Yeovil, Somerset BA20 1HG



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.