



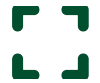
Unit 4 Camelot Court

Bancombe Road, Somerton, TA11 6SB

Camelot Court

Bancombe Road
Somerton
TA11 6SB

A light industrial business unit located to the edge of
Somerton.

 4,451 sq.ft

- Freehold Light Industrial/Business Unit
 - Prominent Roadside Frontage
 - Forecourt Service Yard & Car Park
 - For Sale by Private Treaty

Guide Price **£220,000**

Freehold

Yeovil Commercial
01935 423526
yeovil@symondsandsampson.co.uk



PROPERTY

Unit 4 is an end terrace light industrial/business unit containing a mix of warehouse, storage and offices together with ancillary kitchen and WC facilities arranged over ground and part first floor.

- Ground Floor - 248.10 sqm / 2,671 sq. ft.
- Mezzanine - 145.2 sq. m / 1,564 sq. ft.
- Total GIA - 413.30 sq. m / 4,451 sq. ft.

The property benefits from a private forecourt service yard and parking area.

LOCATION

The property is located at Camelot Court, on the Somerton Business Park, which is the principal employment area for the town, featuring a variety of mixed business, trade counter and light industrial premises.

The Business Park is located 1 mile north east of the town centre, via the B3153 Somerton to Langport road, providing access to the A303 Exeter to London trunk road 6.50 miles (15 mins) and J25 of M5 motorway at Taunton 15.00 miles (30 mins).

PLANNING

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

EPC

D-84, expiring November 2028

UTILITIES

Mains water and drainage and, electricity - 3-phase are available. No tests have been carried out in respect of the services, and we are unable to comment on the condition.

BUSINESS RATES

Current rateable value: £19,750 (April 2026)



WHAT3WORDS

///ballpoint.funded.nipping

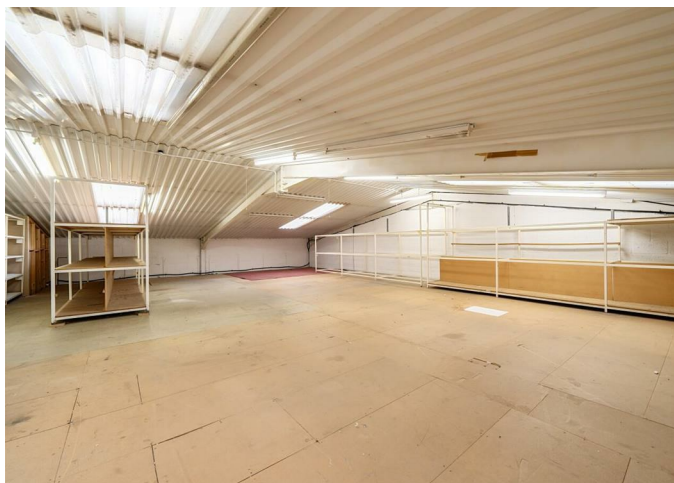
LOCAL AUTHORITY

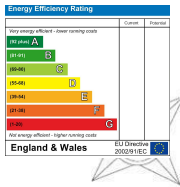
Somerset Council

Tel: 0300 123 2224

ESTIMATED RENTAL VALUE

£24,000 per annum.



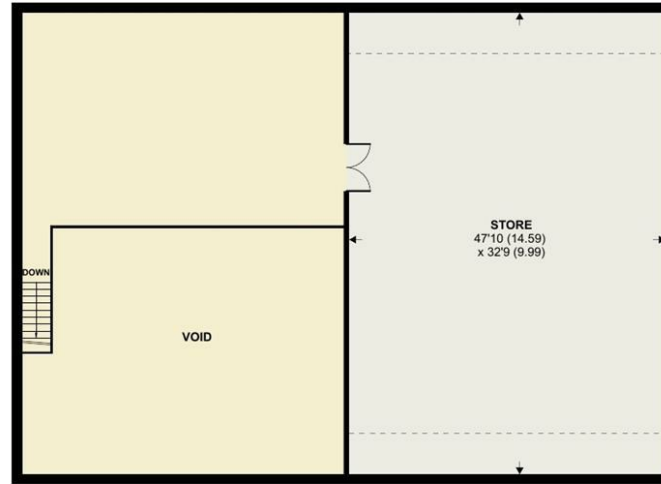


Somerton Business Park, Bancombe Road, Somerton

Ground Floor = 2671 sq ft / 248.1 sq m
 First Floor = 1564 sq ft / 145.2 sq m (excludes void)
 Limited Use Area(s) = 216 sq ft / 20 sq m
 Total = 4451 sq ft / 413.3 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1432920



Office/Neg/Date



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