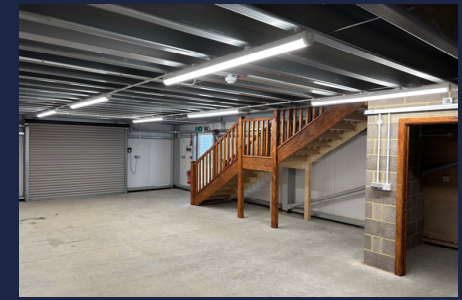


Rent Reduced & Incentives Available



TO LET

Office & Storage Building
3455 sq ft (320.98 sq m)

- Detached Office Building
- Fitted Offices with Air Conditioning
- Kitchen & Cloakroom Facilities
- Detached Store with Mezzanine Floor
- On Site Parking

Wincanton Business Park, Wincanton

2 Alfreds Way, Wincanton Business Park, Wincanton, BA9 9RU



LOCATION

The property is situated on the Wincanton Business Park on the western edge of the town of Wincanton. There is excellent access to the A303 junction, which lies immediately south of the Business Park.

Wincanton Business Park houses a wide range of different businesses, mainly industrial and distribution, involved in a diverse range of businesses from food production through to engineering, garden machinery and car sales.

The property forms part of a small development, which includes a Screwfix trade counter, children's day nursery and a car servicing workshop.

DESCRIPTION

The property comprises a detached two storey office building of brick elevations under a pitched and part flat roof. The accommodation is arranged as mainly open plan offices, with LED lighting, air conditioning units and fitted carpets. There are kitchen and cloakroom facilities and some storage spaces.

The detached storage building is of steel frame construction with insulated profile steel cladding to walls and roof. The workshop is accessed by an electric roller shutter door. A mezzanine floor, which provides additional storage space or scope for further office accommodation.

The property is enclosed by a palisade fence. There is on site parking.

Money Laundering Regulations Purchasers/Tenants will be required to provide identity information so Anti Money Laundering checks can be undertaken before an offer can be accepted on any property we are marketing.

PLANNING

The office building is suitable for uses within Class E and the storage building has planning consent for use within Class B8. Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Somerset Council Planning Department, County Hall, The Crescent, Taunton. Tel: 0300 123 2224.

ACCOMMODATION

Office Building

Ground Floor

Offices **1168 sq ft** (108.51 sq m)

Store **120 sq ft** (11.15 sq m)

Kitchen **44 sq ft** (4.09 sq m)

2 WC's

First Floor

Offices **724 sq ft** (67.26 sq m)

Kitchen **109 sq ft** (10.13 sq m)

WC

Workshop

Ground Floor **681 sq ft** (63.26 sq m)

Mezzanine **609 sq ft** (56.68 sq m)

LEASE TERMS

A new full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews. There is a service charge payable towards the upkeep and maintenance of the common areas of the Business Centre.

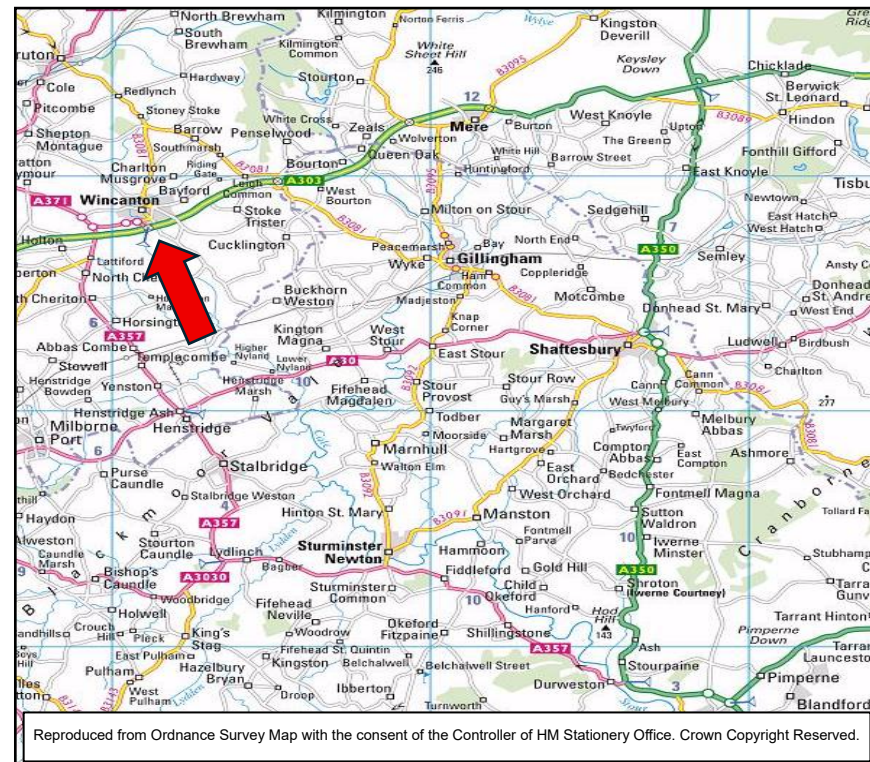
RENT

£25,950 per annum exclusive.

VAT

VAT is payable on the rent.

Code for Leasing Business Premises As an RICS Regulated firm we adhere to the Code for Leasing Business Premises, which recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through the RICS web-site, www.rics.org.



BUSINESS RATES

Rateable Value for offices: £22,500.*

Rates payable for year ending 31/03/27: £9,720.

Storage Building - To be assessed.

*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.

SERVICES

Mains electricity (3 phase), water and drainage available.

Caution: The services and fittings mentioned in these particulars have not been tested and hence, we cannot confirm they are in working order.

ENERGY PERFORMANCE

The office building has an EPC rating of D82.

The store has an EPC rating of B32.

VIEWING

Strictly by appointment only.

Ref: DS/JW/18354-a

Disclaimer Myddelton & Major for themselves and for the vendors or lessors of this property whose agents they are give notice that:- i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of an offer or contract. ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants 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. iii) no person in the employment of Myddelton & Major has any authority to make or give any representation or warranty whatever in relation to this property.