



Winterstoke House, Unit 1 Cheddar Business Park

Winterstoke House, Unit 1 Cheddar Business Park, Somerset, BS27 3EB

- Located at the entrance to a popular business park.
- Accessible location 0.6 miles from the A371 and 10 miles from the M5 motorway.
- Total floor area to include mezzanine level of 10,224 sq ft.

Guide Rent £60,000 per annum

Location

Cheddar Business Park is an established trading estate located on the southern edge of the village of Cheddar, Occupiers include Somerset Mobile Towbars, Polyvine, Adventures Soft Play, Fitkit UK, Complete CNC solutions, Artichoke, Archiwest and Cyient.

Cheddar has a resident population of just over 6,000 with the city of Wells and town of Weston-Super-Mare being nearby.

The A371 is close by and provides links to A38 and A370, which then in turn leads to Junctions 21 & 22 of the M5 motorway.

Description

A detached unit of steel portal frame construction with a minimum eaves height of 3.35m rising to 4.43m. At the roadside elevation is a glazed pedestrian door providing access into a reception area with refurbished offices either side with a WC block to one end. Access into the warehouse directly ahead. The warehouse provides open plan warehousing/manufacturing with a warehouse staff kitchen and WC block.

The mezzanine level is accessed via two metal staircases and provides storage areas and two offices.



Accommodation (Approximate G.I.A)

Warehouse	604.37 sq m	6,505 sq ft
Ground Floor Offices	208.00 sq m	2,239 sq ft
Mezzanine Offices	65.22 sq m	702 sq ft
Mezzanine Stores	72.28 sq m	778 sq ft
Total	949.87 sq m	10,224 sq ft

Rateable Value

The property is currently under the process of being re-assessed. Further information will be provided once received.

EPC

The property has an asset rating of D79.

Tenure

A new full repairing and insuring lease is available based off a minimum lease term of a 5 year lease with a mutual break and review on the third anniversary. A longer lease can also be made available.

Service Charge will be applicable on an ad-hoc basis.

Rent

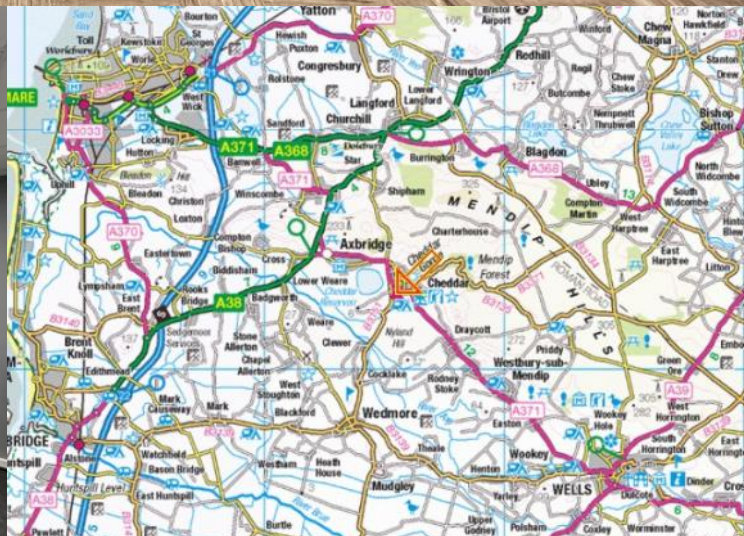
£60,000 per annum.

VAT

We are advised the property is not registered for VAT, VAT will not be payable on the rent or service charge.

gth

Greenslade
Taylor Hunt



References/Rental Deposits

Financial, accountancy and other references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to landlord's discretion.

Legal Costs

Each party to bear their own legal costs.

Viewing

Strictly by appointment with Greenslade Taylor Hunt.
Joseph Hughes / Zack Dennington
9 Hammet Street
Taunton
Somerset
TA1 1RZ

Email: commercial.taunton@gth.net
Tel: 01823 334455

Important Notice

These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.

