



POCO

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CAMWAY, WEST 303, SPARKFORD, SOMERSET, BA22 7JJ

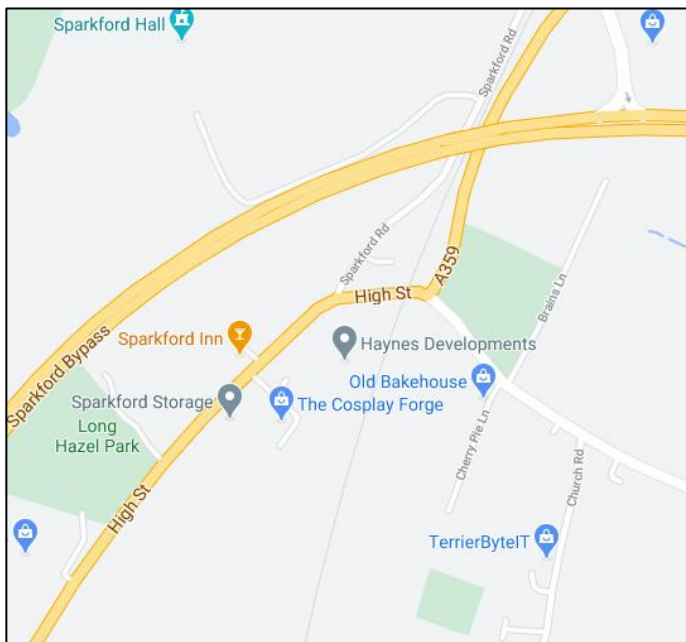
**Office Building For Sale or To Let with potential to acquire warehousing
(subject to separate negotiation)**

- Two storey detached office building.
- Self-contained and could be sold/let in conjunction with warehousing/distribution units on the site.
- Easy access onto the A303 within 1/2 mile.
- Outside parking for 6/8 vehicles.



LOCATION

Located at West 303, a newly established warehousing and distribution estate being the former Haynes Publishing Site in the village of Sparkford, only ½ mile from the A303 a major arterial route servicing the South West of England and the M5. Highways agency scheduled to commence highways improvements along the A303 between Sparkford and Ilchester to include widening to dual carriageway and improved traffic flow commencing 2021. 0.5 miles from Sparkford Services (on A303).



DESCRIPTION

A self-contained two storey office building with a single storey extension providing good quality offices with air conditioning, electric heating, UPVS double glazing, kitchen and WC facilities.

Private car parking.

ACCOMMODATION (all measurements are approximate)

	Sq M	Sq Ft
Ground floor:		
Entrance Porch	4.01	43.16
Office 1	18.24	196.33
Reception		
Kitchen	6.75	72.66
Office 2	11.25	121.09
Office 3	17.34	196.65
Gents WC		
Ladies WC		
First floor		
Office 4	26.54	285.67
Office 5	19.57	210.65
Office 6	29.91	321.95
Total	133.61	1,448

TENURE

The freehold interest is available at a guide price of £325,000. A new lease is offered at £22,000 per annum.

VAT

VAT is applicable.

BUSINESS RATES

To be re-assessed.

EPC

EPC Awaited

LEGAL COSTS

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

CONTACT

For further information please contact the agents:

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