

YEO PAULL

Unit A - TO LET / FOR SALE

1,500 sq ft (139 sq m) - Warehouse & Offices

Units B, C & D - UNDER CONSTRUCTION

1,500 sq ft – 5,250 sq ft (139 sq m – 488 sq m)



LOCATION

Wheeler's Court is the latest phase of units situated within the Bancombe Road Somerton Business Park, which is the town's commercial centre.

Local occupiers are all similar industrial / commercial occupiers.

DESCRIPTION

4 Units are available individually or combined (up to 3 units can be combined together).

- 2 Units comprise of 1,500 sq ft of warehouse accommodation at ground floor.
- 2 Units comprise of 2,250 sq ft total. 1,500 sq ft of warehouse accommodation at ground with 750 sq ft of mezzanine over at first floor.

YEO PAULL LTD Coat Road Martock TA12 6EX

VAT No: 357 8996 75 Registered in England No: 00048482

[01935 822204](tel:01935822204)

sales@pauls.co.uk

Established 1896

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All units have roller shutters, pedestrian doors, WCs and kitchenette facilities ready for tenants fits out.

Each unit has plenty of parking allocated for its use with ample additional parking within the shared car park.

ACCOMMODATION – GIA

	Ground Floor	Mezz	
Unit 3A	1,500 sq ft	750 sq ft	SOLD-STC
Unit 3B	1,500 sq ft	FOR SALE	
Unit 3C	1,500 sq ft	750 sq ft	SOLD-STC
Unit 3D	1,500 sq ft	TO LET	
TOTAL		7,500 sq ft 696.7 sq m	

TENURE

The units are available by way of new effectively fully repairing and insuring leases for a term of 10 years.

RATES

The units have not been assessed for Business Rates. Interested parties should make their own enquires of the VOA.

SALE PRICE – BY APPLICATION

RENT

Unit 3A	£15,500 – SOLD - STC
Unit 3B	£12,500 – FOR SALE UNDER CONSTRUCTION
Unit 3C	£15,500 – SOLD - STC
Unit 3D	£15,500 – TO LET UNDER CONSTRUCTION

Rents are - per annum exclusive of all outgoings, service charge (if applicable) and VAT.

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PLANNING

The units have planning for Light Industrial & Office use.
Within use class B1/B8.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

SERVICES

All main services with the exception of Gas are connected to the property.

ENERGY PERFORMANCE CERTIFICATE

An EPC has will be commissioned and made available on request.

TIMING

Unit A is immediately available subject to contract. The remaining units are under construction **with completion anticipated in late 2023.**

VIEWING

Strictly by appointment through Douglas / Craig Paull

dcp@paulls.co.uk or pcp@paulls.co.uk - 01935 822204.

SUBJECT TO CONTRACT

11 July 2023



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Important Notice

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

Images used are for illustration purposes only. The units will be constructed to the same standard.



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