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## To Let

**Unit 6 Bartlett's Farm, Godney Road,  
Glastonbury, Somerset, BA6 9AF**

- A separately access first floor office or storage suite in bare shell format.
- High quality first floor suite suitable for office or storage purposes with a parking space.
- Suite provided with a kitchenette and WC.
- Unit 6 totals: 96.89 sq m / 1,043 sq ft

**New sub-lease by arrangement.  
Guide Rent: £7,000 per annum**

## Location

Bartlett's Farm units are located on the north western outskirts of Glastonbury, close to Abbey Moor Stadium and approximately 0.5 miles from the A39.

Glastonbury has a population of approximately 8,500. The town is located near the A39 and approximately 2 miles from Street & Clarks Village and 7 miles from the City of Wells.

## Description

Recently constructed block with separately accessed office unit within a secure yard close to Glastonbury.

Unit 6 is a first floor office suite in bare shell format which could be used for storage and is accessed separately via a pedestrian door with the stairs rising to an open plan office with kitchen and WC.

## Floor Areas

Having measured, we calculate the internal areas to be as follows:-

Units 1 & 2	Now Let	Now Let
Units 3 & 4	Under Offer	Under Offer
Unit 6	96.89 sq m	1,043 sq ft
<b>Total</b>	<b>96.89 sq m</b>	<b>1,043 sq ft</b>

## Business Rates

The valuation office website shows Unit 6 to have a rateable value of £4,200.

Interested parties should make their own enquiries with the local authority to ascertain the rates payable should they combine the units.

## Energy Performance Certificate

The unit has an Energy Asset Rating ranging from E112. A full copy of the EPC is available upon request.

## Terms

A new full repairing and insuring sub-lease is available for a term by arrangement at the following guide rents:-

Units 1 & 2	Now Let
Units 3 & 4	Under Offer
Unit 6	£7,000 per annum
<b>Total Combined</b>	<b>£7,000 per annum</b>

## VAT

We are advised the property is registered for VAT, therefore VAT will be payable on the rent.

## References/Rental Deposits

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

## Viewing

Strictly by appointment with sole agents:-

Joseph Hughes / Zack Dennington

Greenslade Taylor Hunt

9 Hammet Street, Taunton, Somerset, TA1 1RZ

Telephone: 01823 334455

Email: [joseph.hughes@gth.net](mailto:joseph.hughes@gth.net) / [zack.dennington@gth.net](mailto:zack.dennington@gth.net)



## 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.