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Storage Units within Secure Yard

## To Let

**Units and Yard, Wellhayes Farm, Pilton,  
Somerset, BA4 4HW**

- A site to include warehousing, office, workshops, car port and secure yard.
- The site has a permitted lawful use for marquee storage with ancillary domestic storage only. Working hours from 8.00am—5.00pm Monday to Friday only.
- Located 1.6 miles from Pilton, 4.5 miles from Shepton Mallet and 7.6 miles from Glastonbury.
- Buildings and carport totalling 1,327.08 sq m / 14,284 sq ft.

Guide Rent from £47,500 per annum

## Location

The site is located off the A361 down Lower Westholme Road at the end of a private drive.

It is situated 1.6 miles from Pilton, 4.5 miles from Shepton Mallet and 7.6 miles from Glastonbury. Junction 23 of the M5 motorway is 19.5 miles away.

## Description

The site consists of a central courtyard providing access to all areas along with ample external storage space. The buildings are of various types of construction to include steel portal frame, timber frame and blockwork.

The larger storage unit has a minimum eaves height of 3.77m and is clad in fibrous cement with a more modern extension having a minimum eaves height of 2.63m. The rest of the site's buildings have a minimum eaves height ranging from 1.93m to 2.63m.

## Floor Areas

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

Main Warehouse	163.46 sq m	1,756 sq ft
Extension	164.44 sq m	1,770 sq ft
Older Warehouse	233.49 sq m	2,513 sq ft
Loading Bay	80.83 sq m	870 sq ft
Workshop	197.10 sq m	2,122 sq ft
Office	32.56 sq m	350 sq ft
Workshop	97.35 sq m	1,048 sq ft
Workshop	183.07 sq m	1,970 sq ft
Staff Room	18.57 sq m	200 sq ft
Car Port	93.61 sq m	1,008 sq ft
Store	62.60 sq m	674 sq ft
<b>Total</b>	<b>1,327.08 sq m</b>	<b>14,284 sq ft</b>

## Business Rates

The valuation office website shows the premises to have a current rateable value of £32,500. Interested parties should make their own enquiries to the local authority to ascertain the rates payable.

## Energy Performance Certificate

The property has an energy assessment rating of B50.

## Terms

A new full repairing and insuring lease is available by arrangement at a guide rent of £47,500 per annum.

## Service Charge

A service charge will be applicable for the maintenance and repair of the communal areas of the site.

## 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.

## VAT

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

## 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.