

# Land & buildings at Combe Wood

| Combe St Nicholas | Chard | TA20 3NL |

Lambert  
Smith  
Hampton

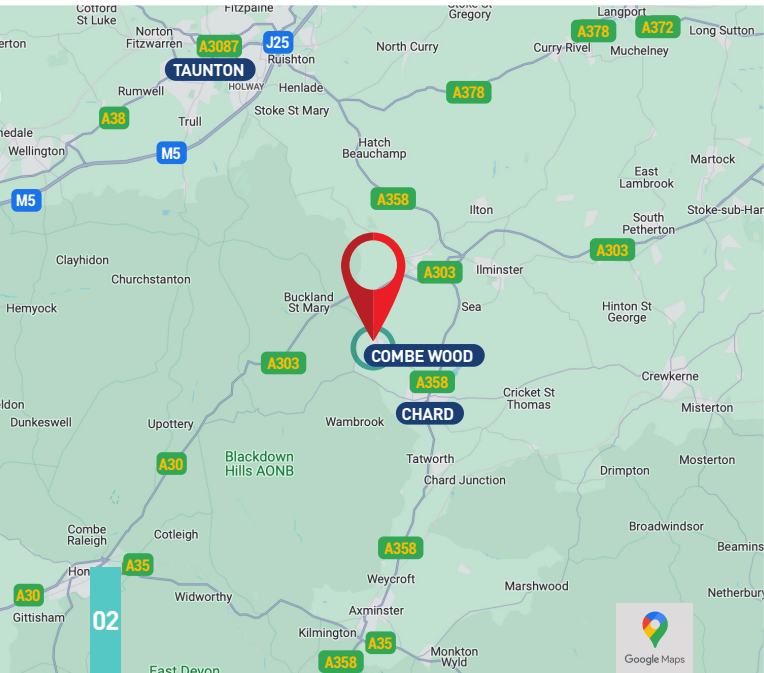
## OPPORTUNITY SUMMARY

- ✓ Freehold site
- ✓ Area of 54,269 sq ft (including Mezzanine areas)
- ✓ Site area of 4.47 acres (1.80 ha)
- ✓ Large yard area
- ✓ Potential for redevelopment (STP)

/// what3words royal.fetching.radiating

## For Sale – Industrial Warehouse Units with Office Accommodation

Sale on behalf of Liquidators



## Location & Situation

The land and buildings are situated in Combe St Nicholas, a popular village which offers a range of local amenities that include Post Office/general store, public house, primary school, church and village hall. Whilst it's located in a predominantly rural area the town centre of Chard is situated 3.5 miles south east and lies on the A30 near the Devon and Dorset borders and is 15 miles south west of Yeovil. We should also note that the County Town of Taunton is just 12 miles north west with access to the M5 motorway and intercity rail service (London Paddington).

## Description

Formally trading as CME Automation Systems Ltd, the property is fully connected and linked internally but can be illustrated as 3 warehouse/office buildings with a large supporting yard. The buildings are of steel portal frame construction under corrugated roof sheets with translucent roof tiles. Two of the buildings have been rendered in part whilst the third unit has corrugated sheets on its elevations.

Unit 3 at the rear of the site benefits from a lean-to canopy and 3 roller shutter doors allowing for vehicular access. The units comprise a screed concrete floor with a combination of LED and fluorescent strip lighting. Staff facilities are available in each unit with unit 1 & 2 benefiting from office accommodation.

The minimum eaves height ranges between 3.2m to 5.5m however, it should be noted that there is an opportunity for this height if the mezzanine were to be removed. Further information is available upon request.

Each unit benefits from 3 phase electric.





— Indicative Red line Freehold site

/// what3words [royal.fetching.radiating](https://www.what3words.com/royal.fetching.radiating)

## Accommodation

We have measured the accommodation in accordance with the RICS Property Measurement 2018, (2nd Edition) and calculate the Gross Internal Area (GIA) floor areas to be as follows:

| Unit                       | Description | Sq Metres         | Sq Feet            |
|----------------------------|-------------|-------------------|--------------------|
| 1                          | Warehouse   | 768.48            | 8,272              |
|                            | Mezzanine   | 133.87            | 1,441              |
|                            | Offices     | 32.14             | 346                |
| 2                          | Warehouse   | 955.77            | 10,288             |
|                            | Mezzanine   | 624.76            | 6,725              |
|                            | Offices     | 138.33            | 1,489              |
| 3                          | Warehouse   | 998.79            | 10,751             |
|                            | Mezzanine   | 917.50            | 9,876              |
| Front of units 1 & 2       | Offices     | 472.03            | 5,081              |
| Total Gross Internal area: |             | 4,283             | 46,103             |
|                            |             | (5,041 inc. mezz) | (54,269 inc. mezz) |





## Viewing and Further Information

Viewing strictly by prior appointment  
please contact:

**Charlotte Miller**

M: 07590 491 877

E: [CMiller@lsh.co.uk](mailto:CMiller@lsh.co.uk)

**Rachel Bassett**

M: 07887 792 790

E: [RBassett@lsh.co.uk](mailto:RBassett@lsh.co.uk)

**Lambert  
Smith  
Hampton**

[www.lsh.co.uk](http://www.lsh.co.uk)

**Lambert Smith Hampton**

2nd Floor,  
10 Victoria Street,  
Bristol,  
BS1 6BN

**Office: 0117 926 6666**



## Tenure

The properties are held on a **Freehold** basis and to be sold with **Vacant Possession**.

## EPC

A copy of the EPC's are available upon request.

They are rated: **E(108) & D(98)**

## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

## PROPOSAL

Available at an asking price of **£1,200,000**

**[One Million and Two Hundred Thousand Pounds].**

/// what3words [royal.fetching.radiating](https://www.what3words.com/royal.fetching.radiating)