



gth

Greenslade
Taylor Hunt



Bath & West
ENTERPRISE AREA

Bath and West Enterprise Area
The Royal Bath & West Showground
Shepton Mallet
Somerset
BA4 6QN

- 100 acres of opportunity.
- An outstanding opportunity to gain representation on one of the most high profile regeneration projects in the South West.
- A year round destination with a projected 2.5m visitors per year.
- Units from 5,000 sqft to be built to occupier's requirements to let or for sale.



1
FUTURE
OPPORTUNITY

2
RURAL &
COUNTRYSIDE

3
OFFICE & BUSINESS

4 HOTEL & LEISURE

5 HOTEL & VISITOR
DESTINATION RETAIL
& LEISURE

6
BUSINESS

THE BATH AND WEST
SHOWGROUND

Strategic Location

Situated within beautiful rolling Somerset countryside, yet within easy reach of Bristol, Bath and the M5 motorway, the Royal Bath & West Showground occupies a strategic location off the main A37 trunk road. Castle Cary station is approximately 4 miles from the site, offering direct mainline services to London Paddington with a fastest journey time of just over 90 minutes.

Unique Opportunity

As shown on the plan The Bath and West Enterprise Area has six Development Zones. Development is currently concentrated on Zones 2 - 5.

Zone 2 is for business uses related to the rural economy including food, research and service sectors.

Zone 3 is the primary area for businesses requiring from 5,000 sqft to 25,000 sqft of commercial accommodation and can provide warehousing, showroom, production, research and development and office space to meet an occupier's specific requirement.

Zones 4 and 5 adjoining the showground's main entrance has an allocation of 150,000 sqft for visitor destination uses such as retail, leisure or hotel use. The showground already attracts 1 million visitors every year with nearby Clarks Village attracting over 3 million. Projections for the Bath and West Enterprise Area are 2.5 million visitors per year.

Local Development Order Status

As a result of the Bath and West Enterprise Area securing Local Development Order status, qualifying businesses will be entitled to:

- Fast track planning permission for their development
- No local planning authority fees
- Business rates relief for initial three years of occupation

Further details available upon request from Mendip District Council.



Current Site Activity

- Development at Bath and West Enterprise Area has commenced with the completion of the £10m new Mendip School and northern entrance to the site.
- Planning Permission has recently been secured for the development on the site of a new 55,000 sqft brewery for the world-renowned award winning brewery, The Wild Beer Company.
- Negotiations are in progress for a world class company to locate an 85,000 sqft major new factory, warehouse and retail store facility on the site.
- Negotiations are ongoing with a major hotel chain for a new hotel to be built at the site.

A Flexible Offer

Units from 5,000 sqft are available to an occupier's requirements, either to let on standard commercial lease or for sale on a virtual freehold basis (150 years).

Feel free to contact us for an informal meeting to discuss an initial brief.



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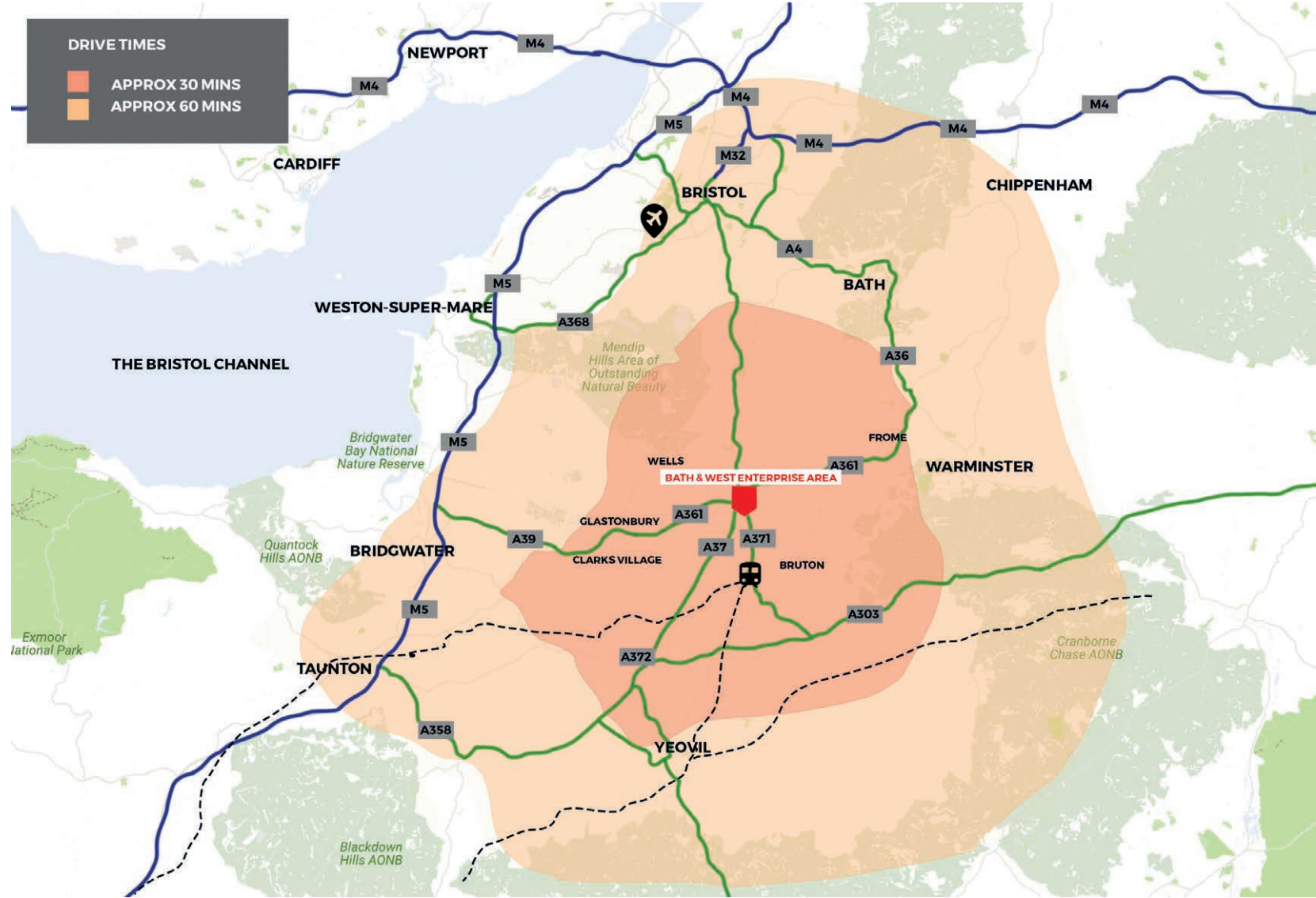
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Wells	8 miles
Glastonbury	10 miles
Yeovil	20 miles
Bath	20 miles
Bristol	23 miles
Taunton	32 miles

Strategically located in the heart of Somerset and within easy reach of Bristol and Exeter airports, mainline train services, Clarks Village, Glastonbury Festival, Cheddar Gorge and many other local attractions.

Sat nav reference: **BA4 6QN**