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Offices

TO LET

**Brewmaster Buildings, Lower Charlton Trading Estate
Shepton Mallet, Somerset, BA4 5QE**

- Immediately available on a new lease.
- Established business location.
- Ample car parking on site.
- Floor Area of 312.28 sq m (3,362 sq ft).
- Mixture of cellular and open-plan offices.

£22,000 per annum

Location

The Charlton Estate is an established business park, just off the A361 (Charlton Road), approximately 0.4 miles from the A37 and 1 mile from Shepton Mallet town centre. Occupiers of the estate include Della Valle Architects, Burton Sweet Accountants, FTI group and many more.

Description

A three storey office building, providing a mixture of single person and open-plan office accommodation, with parking. Each floor provides WC facilities, kitchen facilities are found on the ground and first floor. Most of the offices benefit from air-conditioning whilst the open-plan offices benefit from electric floor boxes.

Services

Gas fired central heating, mains electricity, water and drainage.

Accommodation

Ground Floor

Offices	30.15 sq m	324 sq ft
Kitchen	11.25 sq m	121 sq ft
Store	<u>2.29 sq m</u>	<u>24 sq ft</u>
Sub Total	43.69 sq m	469 sq ft

First Floor

Offices	141.55 sq m	1,523 sq ft
Kitchenette	<u>1.05 sq m</u>	<u>11 sq ft</u>
Sub Total	142.6 sq m	1,534 sq ft

Second Floor

Offices	117.84 sq m	1,268 sq ft
Kitchen	2.88 sq m	31 sq ft
Store	<u>5.27 sq m</u>	<u>56 sq ft</u>
Sub Total	125.99 sq m	1,355 sq ft

Total **312.28 sq m** **3,362 sq ft**

Business Rates

The Valuation Office Agency website indicates the property has a rateable value of £12,750.

Legal Costs

Each party to bear their own legal costs.

Terms

Immediately available to let as a whole, on conventional leasehold terms, at an initial rent of £22,000 per annum, exclusive. Any lease is to be excluded from Sections 24-28 of the Landlord & Tenant Act 1954, Part II (no automatic right to renew).

The tenant will contribute 10% of the annual rent towards the cost of building insurance.

VAT

VAT will be charged on the rent and service charge.

EPC

The EPC rating for this property is D 78. Copy available on request.

Viewing

Strictly by appointment with sole agents:-

Zack Dennington
Greenslade Taylor Hunt,
22 Princes Street, Yeovil, Somerset, BA20 1EQ
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Email: 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.