

gth



Units 1 & 2 The Firs,  
Underwood Business Park, Wells, BA5 1AF

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# Unit 1 & 2 The Firs, Underwood Business Park, Wells, BA5 1AF

- Purpose Built Unit
- 5,510 sqft (Gross)
- Suitable for Class E uses
- T0 Let

Rental Guide £36,000 p.a.

## Situation

Underwood Business Park is an established business park on the western side of the City of Wells and is home to a number of B1, B2 & B8 type occupiers.

Units 1 & 2 The Firs are prominently located at the entrance to the Business Park

## Description

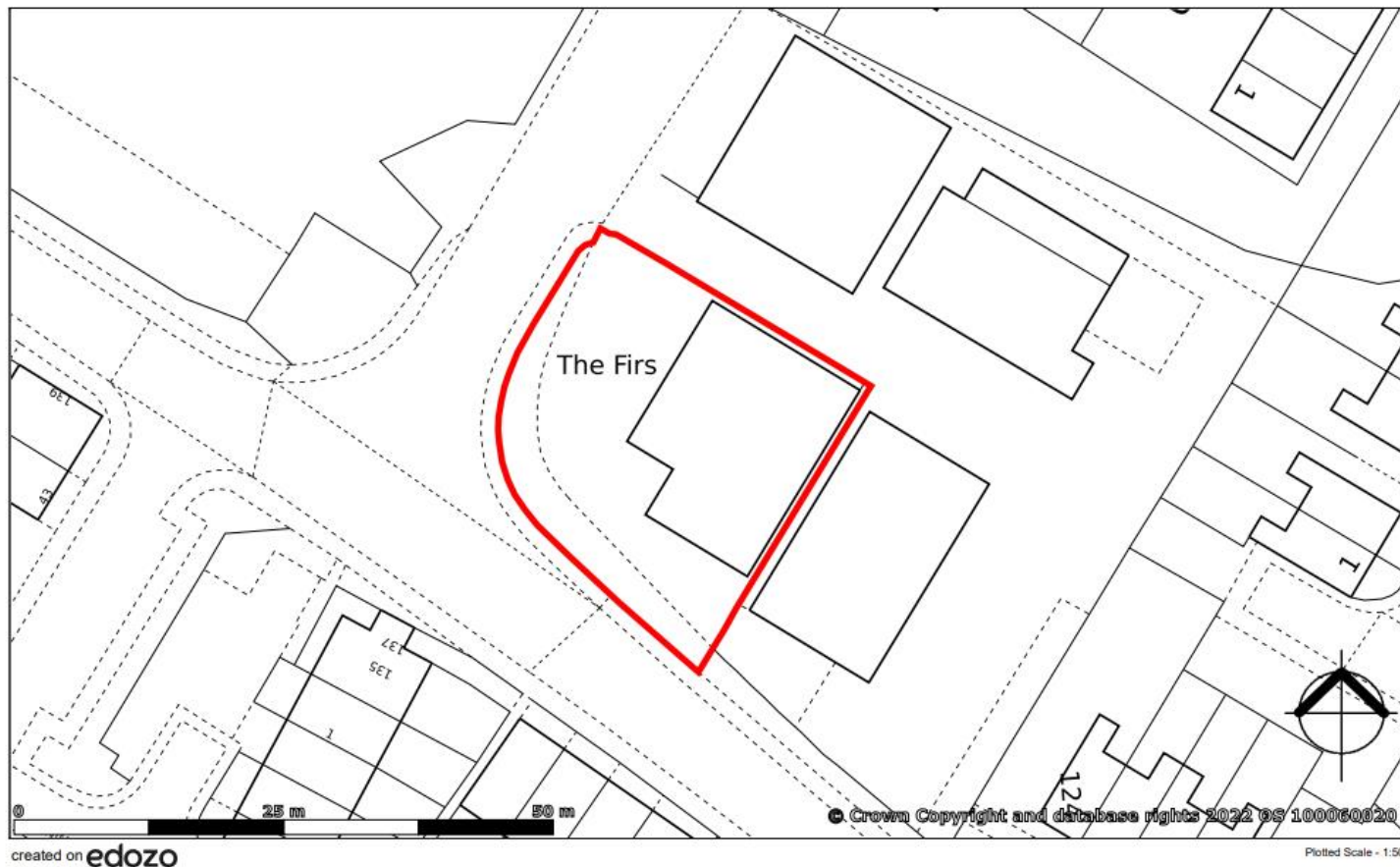
The property is a modern detached building providing at ground floor level reception / office, kitchen and WC facilities main warehouse and dispatch warehouse.

The mezzanine, originally predominantly used for storage purposes has been converted to provide good quality cellular and open plan offices together with ancillary storage accommodation as shown on the attached plans.

The property benefits from a good sized front and side yard area for parking, loading and unloading purposes.

## Services

The property benefits from mains electricity, water, foul drainage and high speed broadband.



## Accommodation (Approximate G.I.A)

Ground Main Warehouse	1,510 sqft	140.28 Sq M
Ground Dispatch	600 sqft	55.74 Sq M
Ground Office and Ancillary	630 sqft	58.52 Sq M
<b>Ground Total</b>	<b>2,740 sqft</b>	<b>254.54 Sq M</b>
Mezzanine Offices	1,845 sqft	171.40 Sq M
Mezzanine Store	925 sqft	85.93 Sq M
<b>Total</b>	<b>5,510 sqft</b>	<b>511.87 Sq M</b>

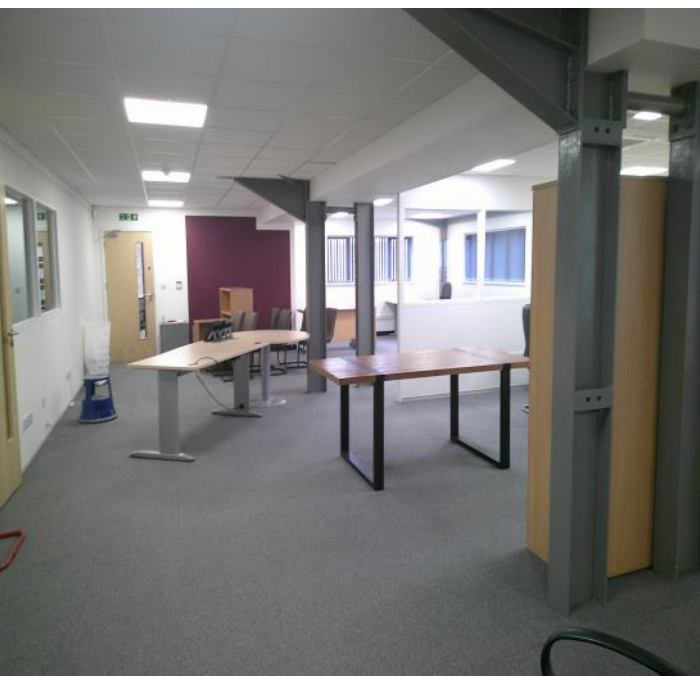
## Energy Performance Certificate

This property receives an energy performance rating of 89 (D). A copy of the certificate and recommendation report is available upon request.

## Tenure

The property is available to let on a Full Repairing and Insuring Lease for a term by arrangement.

Consideration will be given to letting part only of the property Further details available on request.



## Rateable Value

The valuation office records;

Rateable Value £24,750

Rates Payable 2022 £12,350

## Rental Guide

The property is available as a whole at a rental guide of £36,000 p.a. (excl VAT).

## VAT

Any reference to price, premium or rent is deemed to be exclusive of VAT unless expressly stated otherwise. Any offers received will be assumed to be net of VAT unless stated otherwise.

## Legal Costs

Each party to bear their own legal costs.

## Viewing

Strictly by appointment with Greenslade Taylor Hunt.

Robert Clark

22 Princes Street, Yeovil,

Somerset, BA20 1EQ

Email: [commercial.yeovil@gth.net](mailto:commercial.yeovil@gth.net)

Tel: 01935 423474

**IMPORTANT NOTICE** For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

Greenslade Taylor Hunt, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise.

They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

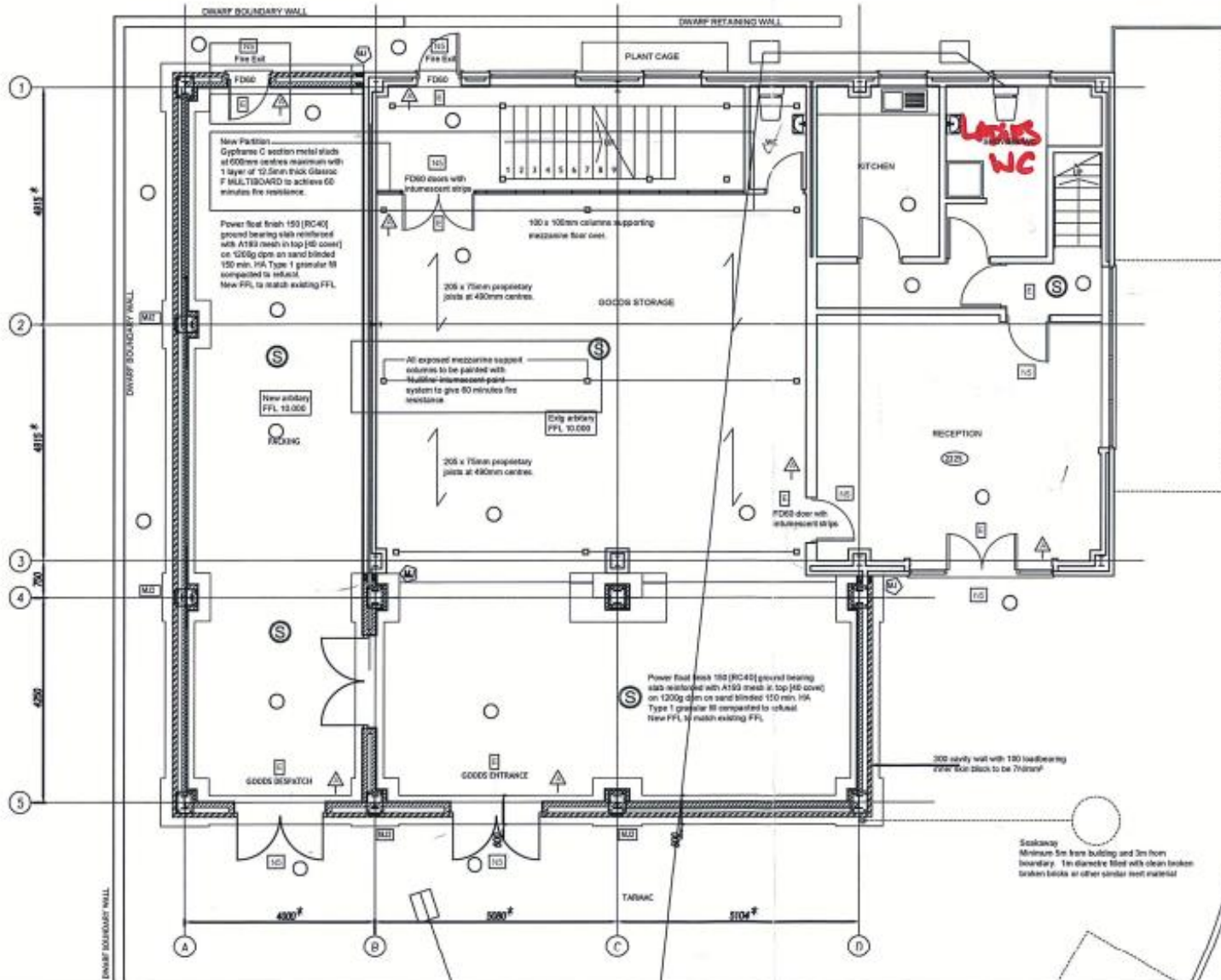
2. Any areas, measurements or distances are approximately. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Greenslade Taylor Hunt has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.



TARMAK ACCESS ROAD

PAVING



- ALL FIRE EXIT DOORS TO BE FITTED WITH APPROVED PUSH BAR TO OPEN IMMEDIATELY EXCEPT MAIN ENTRANCE DOORS WHICH ARE OPENED BY KEY AT START OF EACH DAY
- FIRE EXIT SIGN
  - FIRE EXIT - KEEP CLEAR
  - SMOKE DETECTORS INTERLINKED AND CONNECTED TO SOUNDERS
  - EMERGENCY LIGHTING - INDICATIVE POSITIONS
  - FIRE EXTINGUISHER AFFF TYPE

C	24/10	BUILDING REGULATION CLARIFICATIONS
B	04/10	BUILDING REGULATION CLARIFICATIONS
Rev	Date	Details
Project:		
The Firs, Underwood Business Park, Wells, BA5 1AF.		
David Nurse Building Consultant Dunepark, Goleaster Lane, Wells, Somerset BA5 2BB Telephone: (01749) 82463		
Client:	DATE:	PROJECT NO.:
J Adam Es.	12/09	14
Drawing No.:	Scale:	1:50

Stations on girders 1 and A are to be treated as boundary condition and to be fire protected using Mullco Interscrew joint applied as manufacturers instructions.

To side and rear elevations built up inner leaf using 7.5Mpa<sup>2</sup> insulation blocks to a height of 2150mm above first floor level to give minimum 30min fire resistance



MEZZANINE FLOOR PLAN

Dimensions refer to heights to be checked on site and are given unless otherwise noted

New mezzanine floor:  
65 min. rated on 150 hollowcore PC concrete planks to be designed and supplied by specialist sub-contractor. Lysaght 7.5Mpa<sup>2</sup> required. New FFL to match existing FFL.

ROOF AND SIDE CLADDING DETAILS  
Cladding to side walls to be 60min fire. Trisolan 337 concrete panning giving a U-value of 0.25W/m<sup>2</sup>K. Roof panels to be 100mm thick Trisolan 333 giving a U-value of 0.21W/m<sup>2</sup>K.  
Apply strictly to manufacturers details.

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- FIRE EXIT SIGN
  - FIRE EXIT - KEEP CLEAR
  - EMERGENCY LIGHTING - INDICATIVE POSITIONS
  - FIRE EXTINGUISHER - AFFF TYPE



