

gth



Unit 1 The Firs,  
Underwood Business Park, Wells, BA5 1AF

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

- Ground and First Floor Business Unit
- 1,210 sqft (Gross)
- Suitable for Class E uses
- To Let

Rental Guide £10,000 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

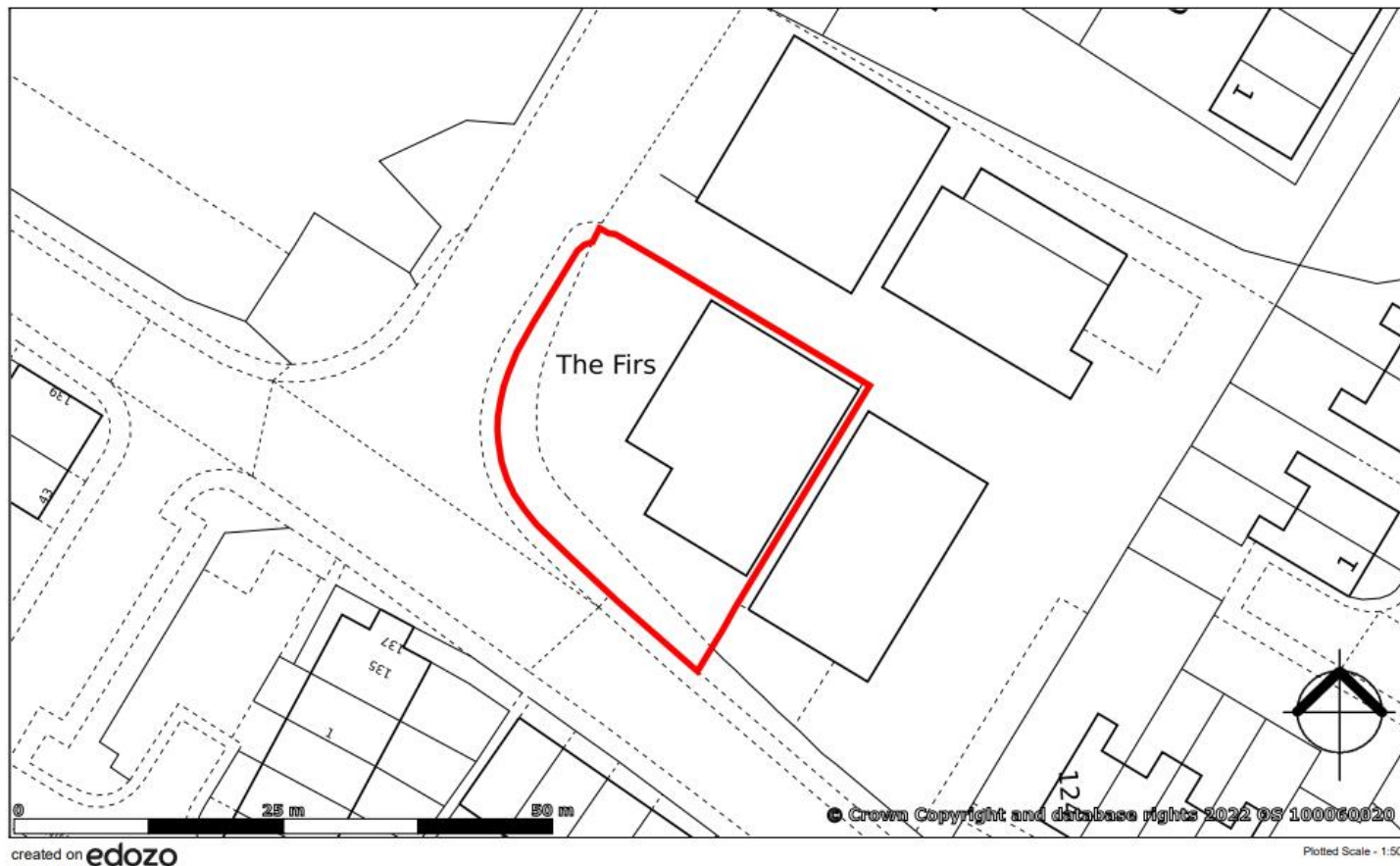
The Firs is currently being reconfigured to provide three units available individually or combined

Unit 1 accessed via double doors will provide open plan ground floor accommodation with rear stairs accessing first floor office / storage accommodation with kitchenette and WC

2 Parking spaces will be made available within the front and side yard area

## Services

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



## Accommodation (Approximate G.I.A)

Ground	56.20 sqm	605 sq ft
First Floor	56.20 sqm	605 sq ft

## 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.

## Additional Accommodation

Adjoining accommodation totalling approximately 3,000 sqft is currently available—further details upon request

## Rateable Value

The unit will be subject to a new business rates assessment

## Rental Guide

The property is available as a whole at a rental guide of £10,000 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

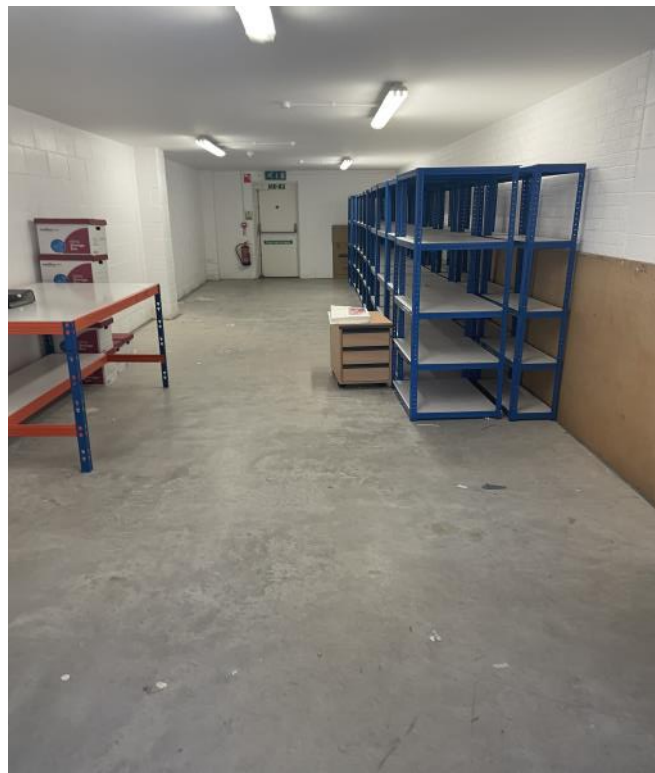
Strictly by appointment with Greenslade Taylor Hunt.

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.

**OPERATING AND MAINTENANCE INSTRUCTIONS**

Contractor is to provide all operating and maintenance instructions for the fixed building services and hand it to the occupier.  
Fixed building services include any plant or any services associated with:  
A. least external or external lighting systems, but does not include emergency escape lighting or specialist process lighting, or  
B. fixed systems for heating, hot water service, air conditioning or mechanical ventilation.

**BOILER/STOVE**

Boiler to be as existing and converted to new tablets. All new radiators to be fitted with thermostatic controls. Heating system to be designed by Heating Engineer.  
All pipes are to be lagged.  
Contractor to provide a copy of commissioning certificate for open heating and hot water to Employer and forward to Building Control.

**Heating system**

Details of heating to be submitted by specialist sub-contractor.

**SMOKE DETECTORS**

Smoke detectors to be fitted as specified and wired independently with battery back-up. Positions as indicated on plans.

Smoke screens should be used as they are within 1500mm of habitable rooms and are mounted at least 300mm from work surface light fittings.

**RADIUM**

Provision to refer to required in all building and extension being an integral floor slab in areas of 15sqm.

Where high level radon is known, full protection is required.

1. Provide a strip below the floor slab in an appropriate position to collect radon gas prior to its ingress with Building Inspector on site. The strip must have a vent pipe leading to external air, with a membrane cap for future testing / maintenance action.

2. Provide a continuous membrane over the ground floor, with sealed joints and sealed to carry tray in the external wall. A 1200mm gauge damp proof membrane is to be used.

3. Construct a suspended ground floor slab.

Where secondary protection is required:

1. Provide a continuous membrane over the ground floor, with sealed joints and below in a cavity tray in the external wall. A 1200mm gauge damp proof membrane is to be used.

**ELECTRICAL**

Wiring is to be carried out to comply with Part P of the Building Regulations and the Electricity at Work Regulations 1989 and to be undertaken in accordance with BS 7671 (IET's IEE Regulations). An electrical installation certificate is to be issued for the work by a person competent to do so.

Electrical systems to be extended to the proposed zones and consumer unit to be upgraded as required to suit additional loading. Electrician to agree all electrical positions with electrician.

Electrical Supply:  
Allow for supply and fitting of luminaires, socket outlets, controls etc. as required and agreed with the client.  
All work to be undertaken by HEEIC Approved Contractor BS 7671 Electrical Installation Certificate to be issued by Building Control prior to completion in accordance with Part P.

All external and external to be located between 400 and 1200mm AFDL.  
Min. 4.0m head lighting luminaires to have luminance efficacy greater than 40 lumens/watt max.

**WINDOWS & DOORS**

Frame type and opening mechanism to be as indicated on elevations and to match existing. All to be double glazed sealed units with a minimum 16mm Argon filled air gap between panes of glass coated with Low-E. Opening mechanism to be fitted with draught excluders. Draft excluder ready with Part P of the Building Regulations.

All glazing to windows within 800mm of floor level and within 300mm of doors (1000mm for doors and windows from floor level) is to be safety glass. All new glazing to achieve a U value of 1.0W/m<sup>2</sup>K.

All habitable rooms must have at least one escape window. Escape windows should have an unobstructed opening area that is at least 0.23m<sup>2</sup> and at least 450mm high and 450mm wide. The bottom of the opening window should not be more than 1100mm above floor level.

**Ground Floor Construction:**  
Power floor finish 150mm (D14) ground bearing slab reinforced with A193 steel in by (40mm cover) on Continuous 1200 gauge polythene DPM with min. 150mm lagged and lagged joints (DPM to be continuously sealed to DPC to provide a barrier against rain, no sawdust bedding on 150mm and compacted Type 1 granular fill.

**First Floor Construction:**  
60mm sand cement screed on 150mm deep RC slabs. FFL as existing.

**DAMP PROOF COURSE**  
Provide hybrid or similar damp proof course 180mm minimum above finished ground level and to be sealed with damp proof membrane. Verify damp proof course to joints of all openings in external walls to be sealed.

**SAFETY CLOSERS**

Close centres of joints and under city of all openings in external walls by using insulated cavity type closers (or similar) fitted in accordance with manufacturers instructions. Close centres where necessary using steel Super or similar steel studs.

**WALL TIES**  
Provide stainless steel wall ties (or Galvalume) in accordance with manufacturers recommendations, at a maximum lead allowing a nominal 100mm and bedding at each end. Front and outer leaves are to be raised 50mm of each other.

Ties to be fixed with clips to retain insulation where required.

**FOUNDATION**

See structural engineer drawings and details.  
**FOOT DRAINAGE**  
No change to existing.

External walls to be 300mm cavity work comprising outer skin of brickwork to match existing, 50mm clear cavity and 30mm calcium sulphate 2000 insulation and an inner skin of 100mm Calcium silicate insulation block (or similar product) with a 10mm lightweight plaster. Achieve 0.25W/m<sup>2</sup>K.

**UNFILLS**  
Use Cantex Granger Insulated steel brick that is in accordance with manufacturers recommendations, at a maximum lead allowing a nominal 100mm and bedding at each end. Front and outer leaves are to be raised 50mm of each other.

**Roof Construction:**  
Angle of roof to match existing. Insulation spanning eaves roof joints on metal purlins. Insulated panels to achieve a maximum U value of 0.18W/m<sup>2</sup>K.

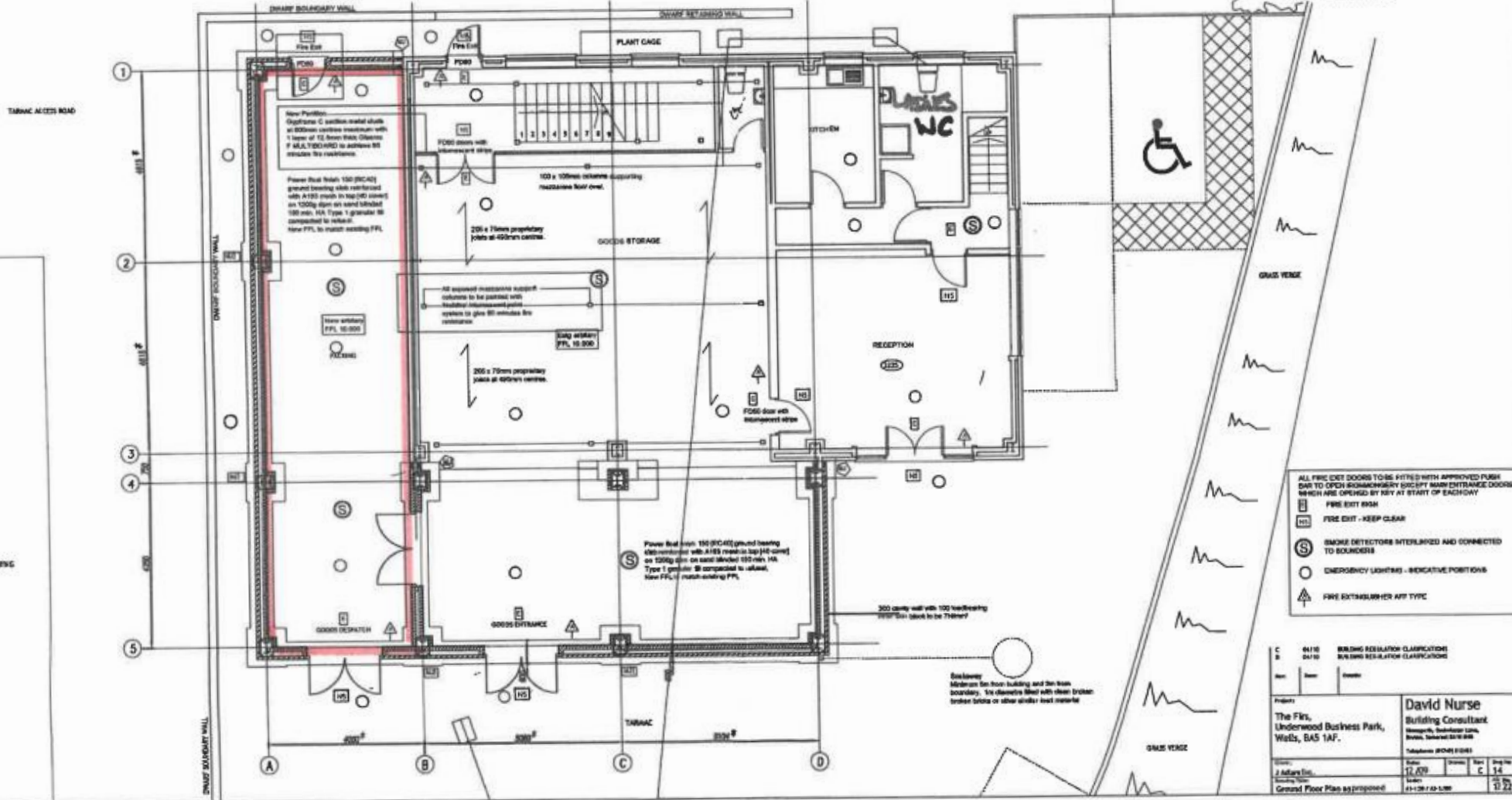
**GENERALLY**

All work is to comply with the current Building Regulations, of Codes of Practice. All materials are to be used and installed in strict accordance with manufacturers instructions and are to comply with all relevant British Standards. All materials used in the structure must be installed and be C16 or C24 grade timber. Use grade C16 unless specified.

Continuity of insulation and air tightness is to be maintained throughout building and extension.

The building fabric is to be constructed so that no necessary service penetrations in the insulation are viewed by gaps within the service elements, at the joints between elements and at the edges of elements such as frames around windows and door openings. Resealing preventers should also be made to where penetrated as leakage through the new envelope gaps.

Contractor to ensure the following:  
Joints between ground floor and ground floor wall boundaries is provided.  
Wall insulation is maintained through ground and floor floor walls.  
Wall insulation meets roof insulation at eaves. Details to windows and doors are included as specified on drawings.

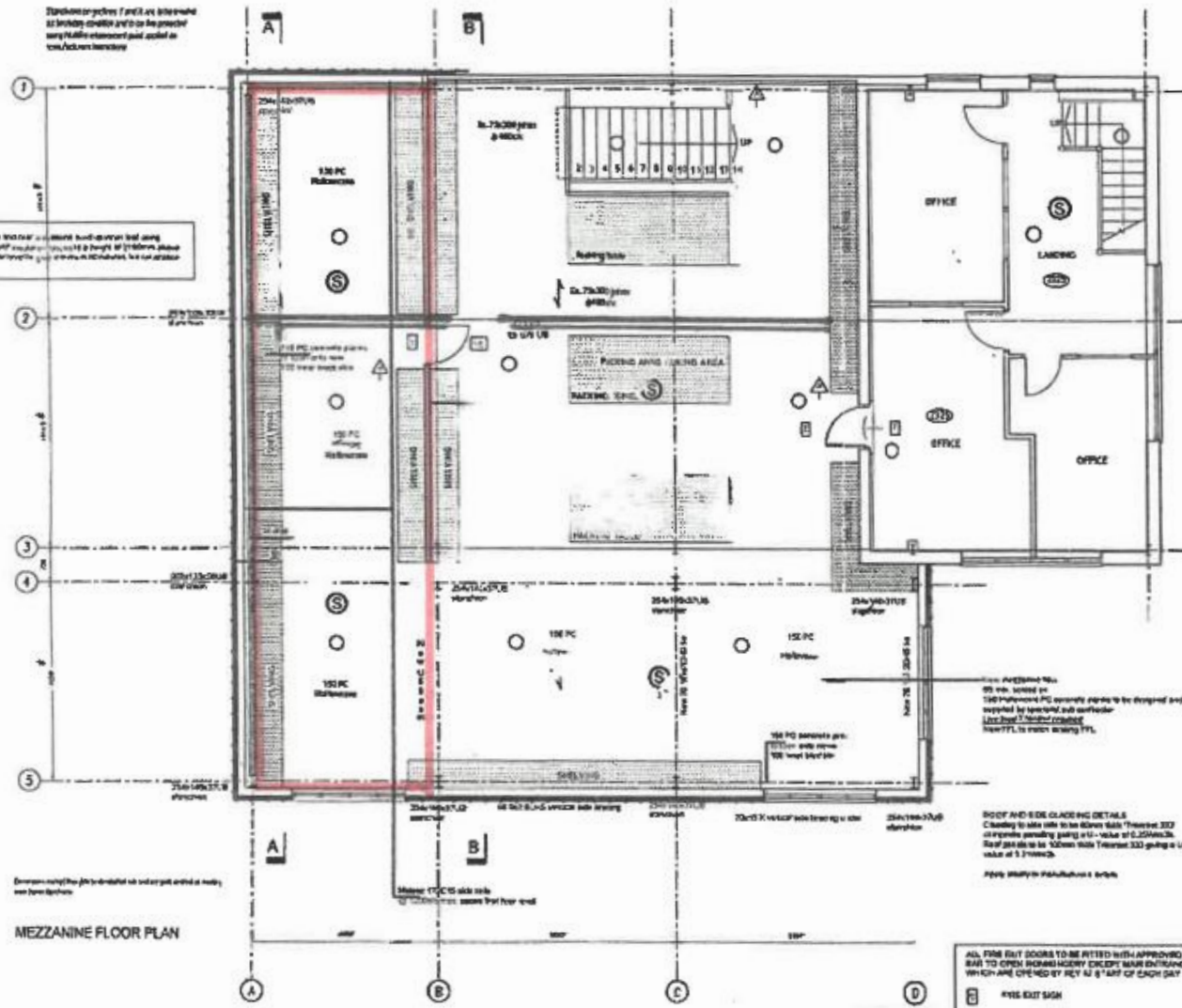


- ALL FIRE EXIT DOORS TO BE FITTED WITH APPROVED PUSH BAR TO OPEN BROMBERGARY ESCAPE MARK ENTRANCE DOORS WHICH ARE OPERATED BY KEY AT START OF EACHWAY
- FIRE EXIT DOOR
- FIRE EXIT - KEEP CLEAR
- SMOKE DETECTORS INTERLINKED AND CONNECTED TO BOUNDERS
- EMERGENCY LIGHTS - INDICATIVE PORTIONS
- FIRE EXTINGUISHER APT TYPE

C	01/10	BUILDING REGULATIONS CLASSIFICATION
	04/10	BUILDING REGULATIONS CLASSIFICATION
Project	The Fin, Underwood Business Park, Walsb, BAS 1AF.	
Client	J Adams Ltd.	
Architect	David Nurse	
Building No.	12/09	Rev C 14
Ground Floor Plan as proposed	11-12-10-10-10	11/22

Structures are to be constructed in accordance with BS 5951-1:2000 and to be protected using a suitable fire resistant material as per BS 5951-1:2000

To retain structure in place and prevent any movement of the structure during construction



MEZZANINE FLOOR PLAN

- ALL FIRE EXIT DOORS TO BE FITTED WITH APPROVED PUSH BAR TO OPEN INWARD ONLY EXCEPT MAIN ENTRANCE DOORS WHICH ARE OPENED BY KEY AT 9 AM OF EACH DAY
- FIRE EXIT SIGN
  - FIRE EXIT - NO CLEAR
  - EMERGENCY LIGHTING - INDICATIVE POSITION
  - FIRE EXTINGUISHER - TYPE

**OPENINGS AND WALL/FINISHES AND FINISHES**  
 Openings in walls and floors shall be protected with fire resisting construction in accordance with BS 5951-1:2000 and to be protected using a suitable fire resistant material as per BS 5951-1:2000

**BOLTERHEATING**  
 Bolter to be installed and protected in line with BS 5951-1:2000 and to be protected using a suitable fire resistant material as per BS 5951-1:2000

**SMOKE DETECTION**  
 Smoke detectors to be installed in all rooms and corridors in accordance with BS 5951-1:2000 and to be protected using a suitable fire resistant material as per BS 5951-1:2000

**RADAR**  
 Radar to be installed in all rooms and corridors in accordance with BS 5951-1:2000 and to be protected using a suitable fire resistant material as per BS 5951-1:2000

**ELECTRICAL**  
 Electrical to be installed in all rooms and corridors in accordance with BS 5951-1:2000 and to be protected using a suitable fire resistant material as per BS 5951-1:2000

**WATER SUPPLY**  
 Water supply to be installed in all rooms and corridors in accordance with BS 5951-1:2000 and to be protected using a suitable fire resistant material as per BS 5951-1:2000

**MECHANICAL**  
 Mechanical to be installed in all rooms and corridors in accordance with BS 5951-1:2000 and to be protected using a suitable fire resistant material as per BS 5951-1:2000

**WALLS AND DOORS**  
 Walls and doors to be installed in all rooms and corridors in accordance with BS 5951-1:2000 and to be protected using a suitable fire resistant material as per BS 5951-1:2000

**ROOF AND SIDE GLAZING DETAILS**  
 Roof and side glazing details to be installed in all rooms and corridors in accordance with BS 5951-1:2000 and to be protected using a suitable fire resistant material as per BS 5951-1:2000

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**Ground Floor Construction**  
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**First Floor Construction**  
 First floor construction to be in accordance with BS 5951-1:2000 and to be protected using a suitable fire resistant material as per BS 5951-1:2000

**MECHANICAL**  
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**WALLS AND DOORS**  
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**FOUNDATION**  
 Foundation to be installed in all rooms and corridors in accordance with BS 5951-1:2000 and to be protected using a suitable fire resistant material as per BS 5951-1:2000

**WATER SUPPLY**  
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C		D		E	
No.	Date	No.	Date	No.	Date
1	12/10	1	12/10	1	12/10
2	12/10	2	12/10	2	12/10

**David Nurse**  
 Building Consultant  
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 Email: david.nurse@underwood.co.uk

Project: The Park, Underwood Business Park, Welfs, BAS 147.  
 Drawing No: 12/10  
 Date: 12/10  
 Scale: 1:100  
 Sheet No: 12/10