

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

gth.net

# 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

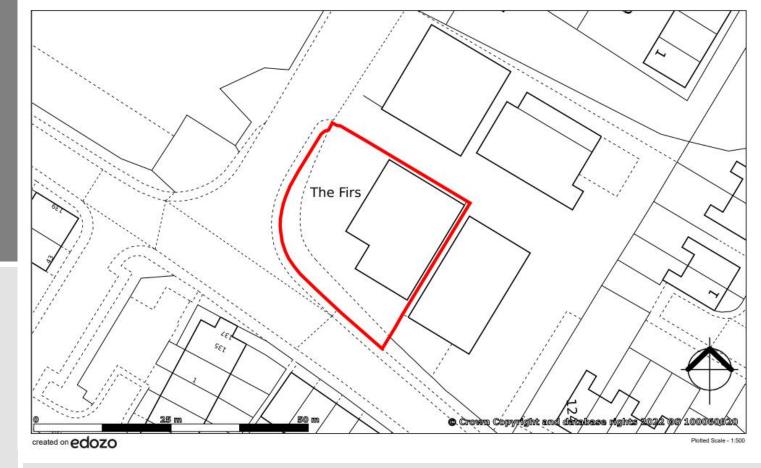
The Firs is currently being reconfigured to provide three units available individually or combined

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 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 of 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.

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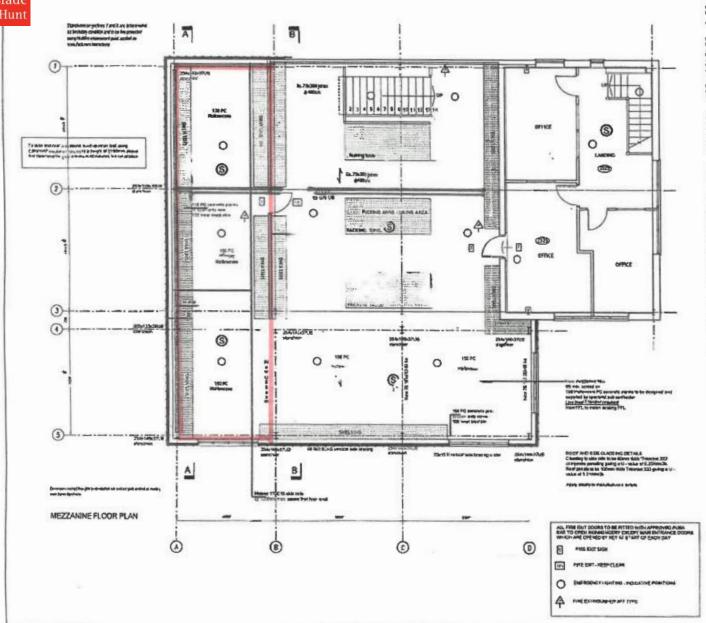
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David Nurse The Firs, Underwood Business Park, Wells, BAS 1AF. **Building Consultant** 12/09 6 18 First Plear Plan as proposed