

The logo for 'gth' is displayed in white lowercase letters on a red rectangular background in the top left corner of the image.

Office Building

To Let

Charlton Gate, Charlton Estate

Shepton Mallet, Somerset, BA4 5QE

- Self-contained office building.
- Established business location– links to A37.
- Net internal area 1,249 sq ft.
- Parking to front and garden to rear.

£11,815 per annum

Location

Located in a central position on The Charlton Estate, an established business park, just off the A361 (Charlton Road), approximately 0.4 miles from the A37 and 1 mile east of Shepton Mallet town centre.

Description

A detached, self contained office building providing office, kitchen and store accommodation over two floors. The ground floor is divided providing offices, kitchen and WC facilities. The first floor is divided to provide further office and WC facilities. The property benefits from air conditioning throughout.

Floor Areas

GF Office	42.42 sq m	457 sq ft
GF Kitchen	13.65 sq m	147 sq ft
GF Store	1.87 sq m	21 sq ft
FF Office	<u>57.95 sq m</u>	<u>624 sq ft</u>
Total	115.89 sq m	1,249 sq ft

Business Rates

The property requires reassessment.

Tenure

The unit is available to let by way of assignment of the existing full repairing and insuring lease expiring on 19th February 2038 at a rent of £11,815 per annum. The lease provides a break clause every third anniversary from February 2017.

Alternatively, the property is available by way of sublease for a term by arrangement.

References/Rental Deposits

Financial, accountancy and other references may be sought from any prospective tenants prior to agreement. Prospective tenants may be required to provide a rental deposit subject to landlord's discretion.

VAT

We have been advised the premises is currently registered for VAT and therefore VAT will be payable on the rent .

Services

Mains electricity, water and drainage.

Energy Performance Certificate

The EPC rating for this property is E105. A copy is available upon request.

Viewing

Strictly by appointment with sole agents:-

Zack Dennington

Greenslade Taylor Hunt

22 Princes Street, Yeovil, Somerset, BA20 1EQ

Telephone: 01935 423474

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.