

gth



## Industrial Investment Opportunity

Bartlett's Farm Business Park, Godney Road, Glastonbury, Somerset BA6 9AF  
FOR SALE



## Commercial Investment Freehold For Sale

Bartlett's Farm Business Park,  
Godney Road, Glastonbury  
Somerset BA6 9AF

Offers in region of: £1,100,000

- Attractive Industrial Investment opportunity
- Situated on the outskirts of the popular town of Glastonbury
- Two terraces of recently constructed Industrial Units totalling 1,200 sqm (12,910 sqft) within a 1 acre site
- Let as a whole to Socotec UK Ltd at a passing rent of £91,350 p.a.
- Future development opportunity



West Terrace



East Terrace

### Location

Bartlett's Farm Business Park is located on the north western outskirts of Glastonbury, close to Abbey Moor Stadium and approximately 0.5 miles from the A39.

Glastonbury has a population of approximately 8,500. The town is located near the A39 and approximately 2 miles from Street & Clark's Village and 7 miles from the city of Wells

### Description

Situated within a secure site of 0.40 ha (1 acre) the property comprises two terraces of recently constructed business units providing a total of 12 warehouse and office units

The Eastern terrace provides 3 self contained ground floor warehouse units and 3 self contained first floor office units

The Western Terrace provides 4 warehouse units (2 full height) and 2 self contained office units

Planning permission has been granted for an additional terrace of three ground floor and three first floor units

### Services

Each unit benefits from mains water, drainage and three phase power

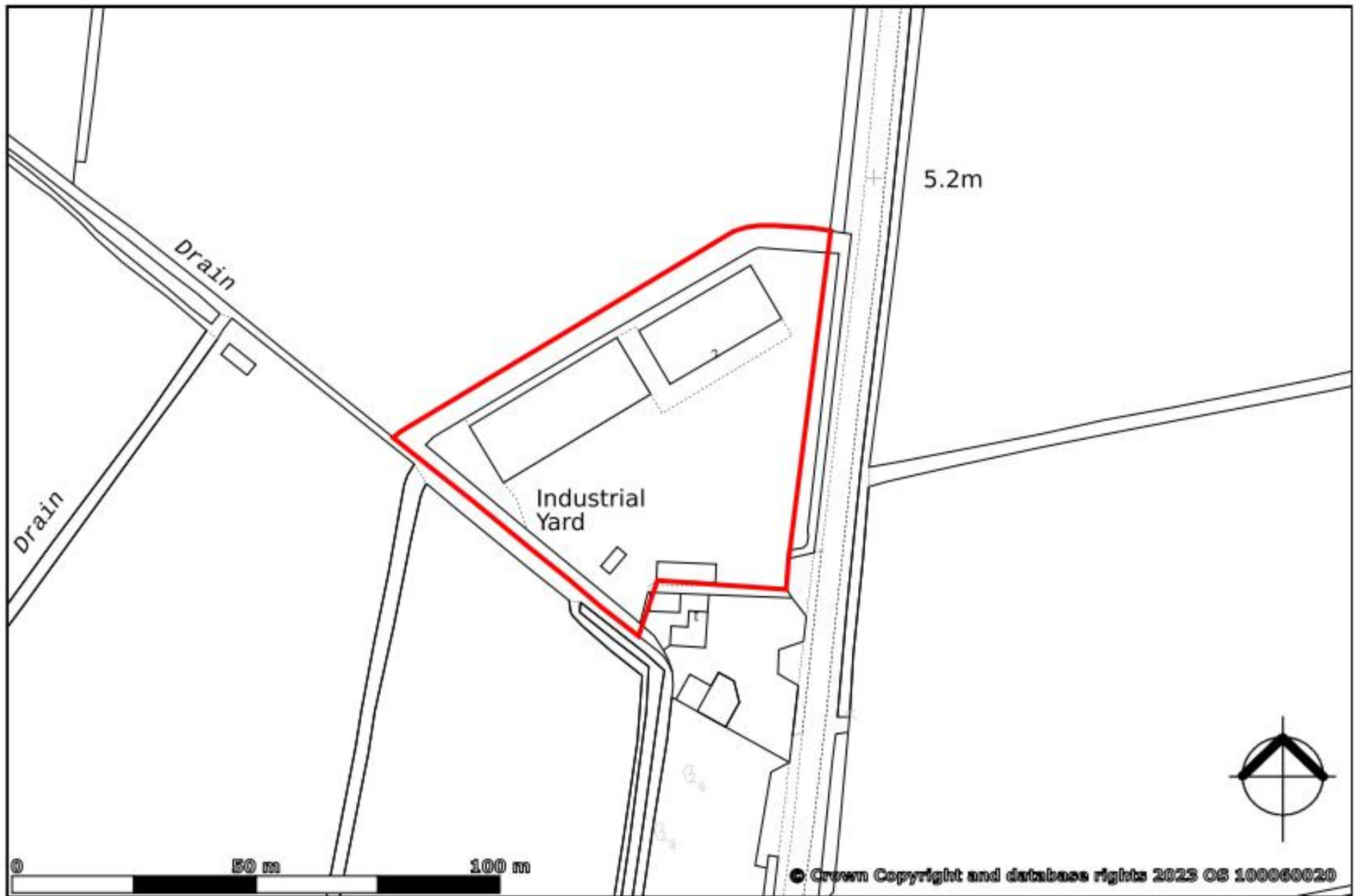
### Tenant Information

The property is let to Socotec UK Ltd who are one of the UK's leading providers of testing, inspection and certification services, in the Infrastructure,, Environmental Science and Building & Real Estate sectors with a Credit Safe Rating of 85—very low risk.

Socotec are sub letting Units 1,2,3,4& 6 which are surplus to their current occupational requirements.



Wash Bay



created on **edozo**

Plotted Scale - 1:1,250

For identification purposes only. Not to scale. Not to be relied upon.





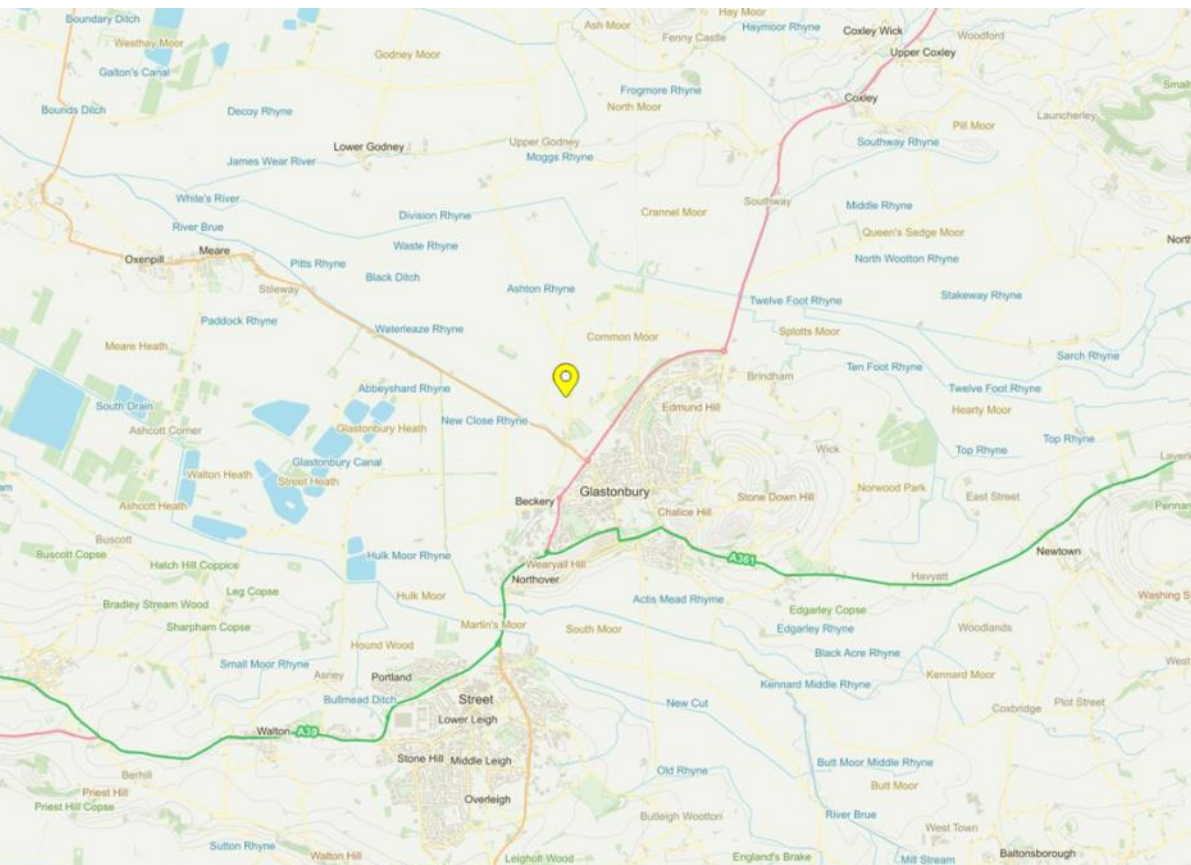
## Accommodation

Unit	Use	Size SQM	Size Sq Ft
1	Ground Warehouse	106.56	1,147
2	First Floor Office	96.89	1,043
3	Ground Warehouse	106.56	1,147
4	First Floor Office	96.89	1,043
5	Ground Warehouse	93.36	1,005
6	First Floor Office	96.89	1,043
7 & 8	Ground Warehouse /Workshop	216.27	2,328
9	Ground Warehouse	101.07	1,088
10	First Floor Office	93.55	1,007
11	Ground Warehouse	97.54	1,050
12	First Floor Office	93.83	1,010
<b>Total</b>	<b>Ground Warehouse</b>	<b>721.36</b>	<b>7,765</b>
<b>Total</b>	<b>First Floor Offices</b>	<b>478.05</b>	<b>5,146</b>



Unit 7 & 8





## Additional Information

Unit	Rateable Value	EPC	Size (sq. ft.)
1	£6,500	C	1,147
2	£4,200	E	1,043
3	£6,500	C	1,147
4	£4,200	E	1,043
5	£6,500	C	1,005
6	£4,200	E	1,043
7 & 8	£6,500 each	B	2,328
9	£6,500	E	1,088
10	£4,200	C	1,007
11	£6,500	E	1,050
12	£4,200	C	1,010

### Tenure

The property is owned freehold and let to Socotec UK Ltd on a 10 year lease from July 2021 at a passing rent of £91,375 subject to review in July 2025 and 2028. The tenant has a break option in July 2026

### Price

Our clients are seeking offers in the region of £1,100,000.

The property has been elected for VAT and therefore VAT will be payable on the purchase price.

### Viewing

Strictly by appointment by sole agents: Robert Clark Greenslade Taylor Hunt, 22 Princes Street, Yeovil, Somerset, BA20 1EQ Tel: 01935 423474  
Email: robert.clark@gth.net



The logo for Green Glade Taylor Hunt (gth) is displayed in white lowercase letters on a red square background.

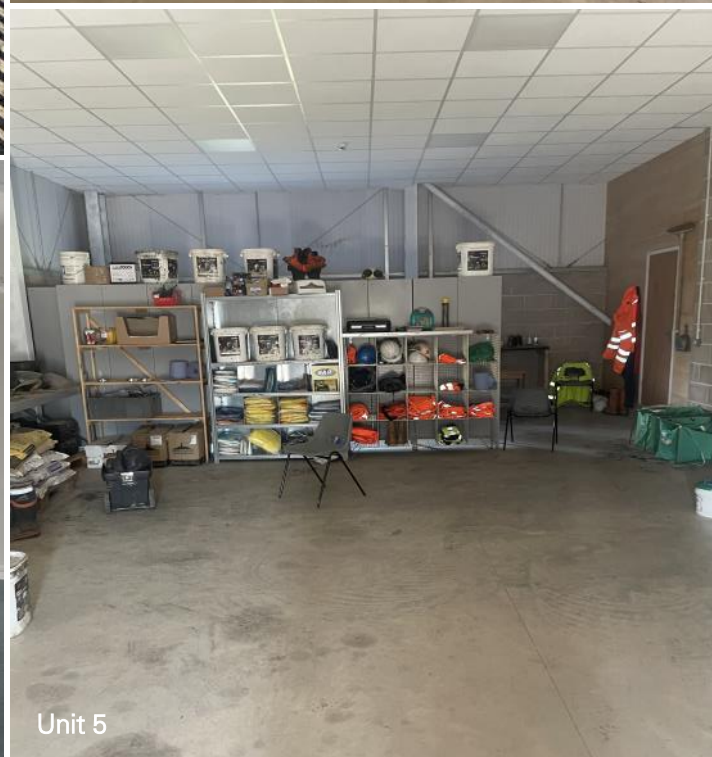
Yard



Unit 3



Unit 6



Unit 5

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Office Unit 12



Office Unit 10