

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

Workshop/Storage Unit

TO LET

Unit 1, Chantry Farm, Beer Rd, Aller, Langport TA10 0RA

- Former Engineering Works
- Suitable for workshop / storage uses
- Approximately 585 sqm (6,300 sq ft)
- Available on new lease

Rental Guide £25,000 per annum exclusive

Location

The village of Aller is located on the A372 Langport to Bridgwater road, 2 miles west of Langport and 10 miles from Bridgwater and Junction 24 of the M5 Motorway

Chantry Farm is situated on The A372 north of the village centre. Other occupiers at Chantry Farm include Tim Burbidge Plant Hire

Description

The available unit is a steel framed former agricultural building converted for use as an Engineering Works.

The unit provides a large open plan workshop area, two side offices Staffroom and WC facilities

The unit benefits from large metal access doors.

The unit benefits from a side small yard area and car parking area.

Three phase electricity is available to the unit together with mains water and drainage

The property has been in agricultural use, depending upon future occupancy planning permission for change of use may be required

Business Rates

The unit has a Rateable Value of £22,500

Rates Payable 2024-2025 £11,227.50

Floor Areas

Approximate Gross Internal Area

Unit	28.71 m x 20.39 m (94 ft x 67 ft)	585.39 sqm (6,300 sq ft)
-------------	--------------------------------------	-----------------------------

Rent

£25,000 per annum exclusive.

Terms

The unit is available on a new internal repairing and insuring lease for a term by arrangement

VAT is not charged on the rent.

Viewing

Strictly by appointment with sole agents:-

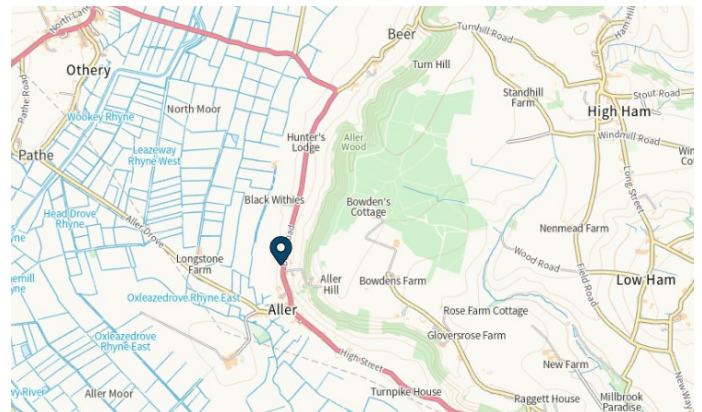
Robert Clark

Greenslade Taylor Hunt

22 Princes Street, Yeovil, Somerset, BA20 1EQ

Telephone: 01935 423474

Email: robert.clark@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.