

The logo for 'gth' is displayed in white lowercase letters on a red rectangular background in the top left corner of the image.A photograph of a three-story stone building with a gabled roof. The ground floor features a large arched entrance and a window with a decorative arch above it. The upper floors have several windows, some with dark frames. A metal staircase is visible on the right side of the building. The sky is clear and blue. In the foreground, there are green bushes and a paved path leading to the entrance.

gth

Offices

**TO LET**

**Barley House, Unit 19 Lower Charlton Trading Estate, Shepton Mallet  
Somerset, BA4 5QE**

- Immediately Available on a New Lease,
- Established business location
- Ample car parking on site
- Floor Area ;191.6 sqm (2.062 sqft)
- Mixture of cellular and open-plan offices
- Energy Performance Asset Rating of D 89

**Rental Guide £ 10,000 per annum**

## Location

The Charlton Estate is an established business park, just off the A361 (Charlton Road), approximately 0.4 miles from the A37 and 1 mile from Shepton Mallet town centre. Occupiers of the estate include Della Valle Architects, Burton Sweet Accountants, FTI group and many more.

## Description

A former brewhouse, now offices, with parking. The ground floor provides an attractive reception and entrance area with kitchen and WC facilities. The first and second floors provide a mix of open plan and cellular offices.

## Services

Gas fired central heating and mains electricity and drainage

## Accommodation

Floor	Description	Area sqm / (sqft)
Ground	Reception / entrance	47 sqm (505 sqft)
Ground	Kitchen	6.8 sqm (74 sqft)
First	Office	41.2 sqm (444 sqft)
First	Office	16 sqm (172 sqft)
First	Office	25.9 sqm (278 sqft)
First	Office	17.5 sqm (188 sqft)
First	Office	13.3 sqm (143 sqft)
Second	Office	10.6 sqm (114 sqft)
Second	Office	13.3 sqm (143 sqft)
TOTAL		191.6 sqm (2,062 sqft)

## Planning

We understand the property currently has consent for B1a (Office) type uses. It may be suitable for other uses subject to Landlord approval and obtaining the necessary planning consents.

## Business Rates

The Valuation Office Agency website indicates the property has a rateable value of £11,000. Qualifying businesses benefitting from small business rates relief currently will have no business rates to pay.

## Legal Costs

The incoming tenant will contribute towards the cost of lease preparation.

## Terms

Immediately available to let as a whole, on conventional leasehold terms, at an initial rent of £10,000 per annum, exclusive. Any lease is to be excluded from Sections 24-28 of the Landlord & Tenant Act 1954, Part II (no automatic right to renew).

The tenant will contribute 10% of the annual rent towards the cost of building insurance

## 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. We are informed that VAT is payable on the rent.

## EPC

The EPC rating for this property is D 89. Copy available on request.

## Viewing

Strictly by appointment with sole agents:-

Robert Clark  
Greenslade Taylor Hunt,  
22 Princes Street, Yeovil, Somerset, BA20 1EQ







**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.





