

Unit 24, Underwood Business Park, Wookey Hole Road, Wells, BA5 1AF

COOPER
AND
TANNER



To Let – £950 per calendar month excl.
Subject to Vacant Possession

Unit 24
Underwood Business Park
Wookey Hole Road
Wells
BA5 1AF

To Let £950 PCM, excl

Description

A mid-terrace light industrial unit with parking for 4 to the front. Internal accommodation comprises ground floor warehouse/workshop area; stairs at the rear left-hand side lead to almost full mezzanine, with partitions installed to create an office, kitchen, storage area and WC.

Ground Floor	117.47 sq m	1,262 sq ft
Mezzanine	111.15 sq m	1,196 sq ft
Gross Internal Area	228.62 sq m	2,461 sq ft

Measured in accordance with RICS Property Measurement Statement (2nd Edition).

Height under mezzanine 3.26m / 10' 8". Landlord willing to remove part of mezzanine if desired. New personnel door to be fitted shortly.

Manual roller shutter door to front with an opening of 3.20m / 10' 6" high x 3.20m / 10' 6" wide.

Lease Terms

The asking rent is predicated on a lease on broadly the following terms:-

- New 6-year term full repairing and insuring lease
- Tenant-only break and upward-only rent review at the 3rd anniversary
- Excluded from the provisions of the Landlord & Tenant Act 1954 Sections 24-28 inclusive (i.e. no automatic right to renew at lease expiry)
- Tenant to contribute £600 towards Landlord's proper and reasonable legal costs
- Deposit subject to references/credit checks.

Location: [W3W///bulldozer.brain.crown](http://www.bulldozer.brain.crown)

Established business location, approximately 1 mile from Wells City Centre. Easy access to A39 and A371.

Commercial Lease Code

Prospective tenants should seek professional advice from a qualified property adviser before entering a legally binding contract. Information can be found via: <http://www.leasingbusinesspremises.co.uk>

Planning: We understand the unit benefits from consent for Class B2 – General Industrial type uses.

Business Rates: A search on the Valuation Office Agency website reveals this is currently part of a larger unit and will need to be re-assessed once split. Parties may benefit from relief from business rates and should make their own enquiries of the local billing authority.

Services: We understand the unit benefits from connection to mains water, drainage and electricity (3 phase). Gas to be disconnected. Services and appliances not tested.

EPC Rating: Energy Efficiency Rating of D90.

VAT: We understand that VAT is NOT payable on the rent.

Viewings: By appointment only through the sole agents **Cooper and Tanner 1908 Limited – 03450 34 77 58**

COMMERCIAL

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Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

