

# TO LET

# Carter Jonas



**Units 1-21  
The Sidings  
Cathedral Park  
Wells  
BA5 1LJ**

**Industrial / Trade Counter Units  
From 570 Sq Ft to 2,130 Sq Ft  
(53 Sq M to 198 Sq M)**

- 21 brand new industrial units from 570 Sq Ft
- A total of 27,259 Sq Ft
- Established business location
- Adjacent to the A371

## LOCATION

Cathedral Business Park is an established industrial location, located directly off the A371, which provides good access to the A369, A39 and A37.

Shepton Mallet is located c. 6 miles east of the site, Glastonbury is c. 6 miles south, Bridgwater c. 21 miles south west, Weston-super-Mare is c. 21 miles north west, Bath is c. 21 miles north east and Bristol is c. 22 miles north.

Nearby occupiers include Premier Inn, Morrisons, Lidl, CRS Building Supplies, Tincknell Country Store and Fuel, Bath & Wells Multi Academy Trust, Wells Vets and TePe Oral Hygiene.

## DESCRIPTION

A development of 21 brand new units, built in six terraces. The units will range in size from 570 sq ft to 2,130 sq ft, with the possibility to provide bigger units, by combining units.

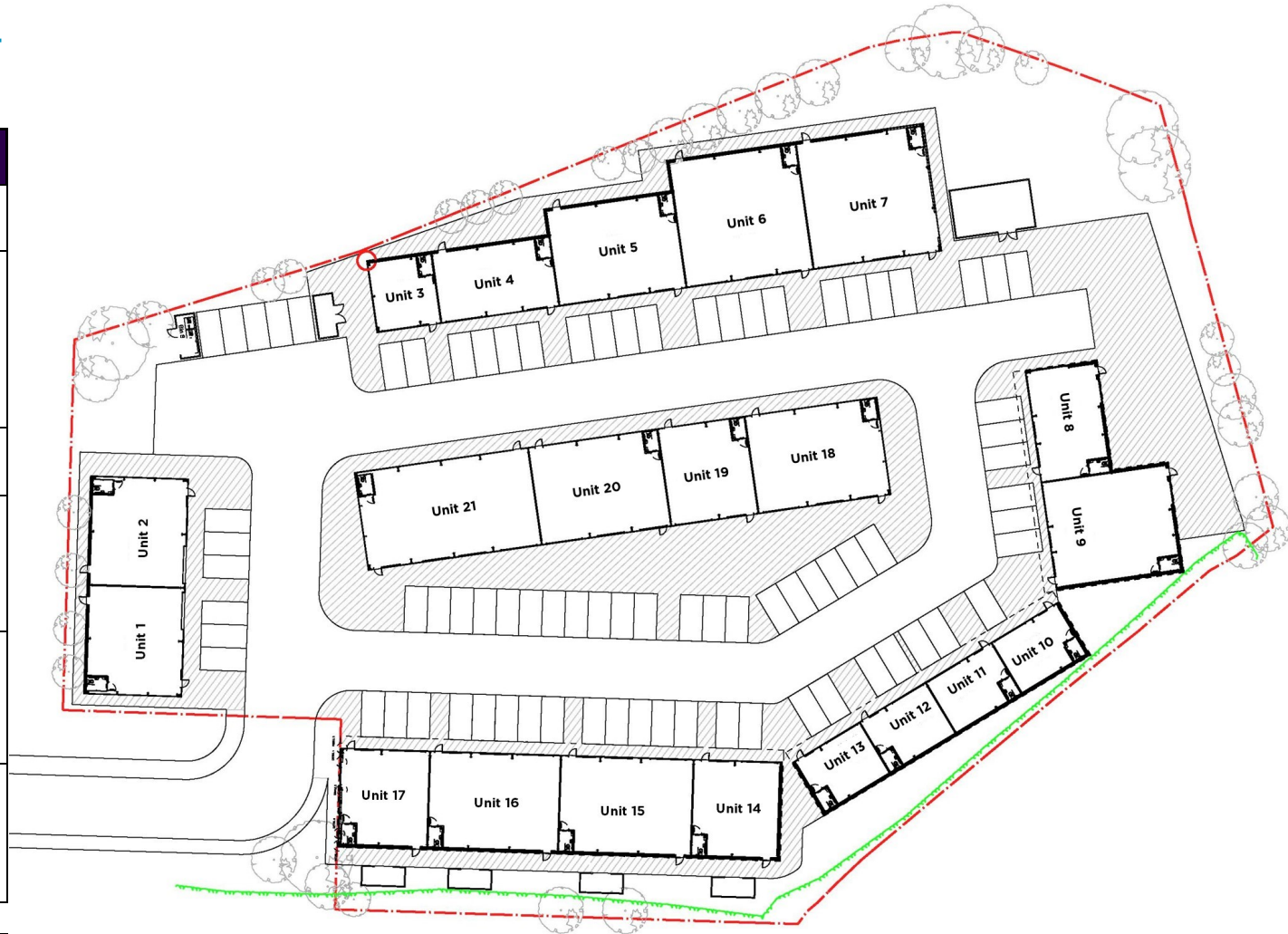
The properties are to be constructed from a steel portal frame, with aluminium clad elevations and full height roller shutter doors.

The development has already attracted a number of trade counter operators as well as other Class E and B8 occupiers.



## ACCOMMODATION

Terrace	Unit	Sq. M.	Sq. Ft.	Quoting
A	Unit 1	134	1,437	RESERVED
	Unit 2	134	1,437	RESERVED
B	Unit 3	53	570	£7,250
	Unit 4	99	1,068	£11,500
	Unit 5	146	1,571	£16,500
	Unit 6	191	2,060	£20,500
	Unit 7	193	2,075	£20,500
C	Unit 8	94	1,011	RESERVED
	Unit 9	160	1,721	RESERVED
D	Unit 10	54	579	£7,250
	Unit 11	53	575	£7,250
	Unit 12	53	575	£7,250
	Unit 13	54	579	£7,250
E	Unit 14	99	1,066	RESERVED
	Unit 15	150	1,619	£16,750
	Unit 16	148	1,597	£16,500
	Unit 17	121	1,303	£14,500
F	Unit 18	151	1,622	£16,750
	Unit 19	99	1,070	RESERVED
	Unit 20	148	1,594	RESERVED
	Unit 21	198	2,130	RESERVED
<b>TOTAL</b>		<b>2,532</b>	<b>27,259</b>	



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## SERVICE CHARGE

There will be a service charge payable for the upkeep and maintenance of the estates common parts.

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## TERMS

The property is available to let on a full repairing and insuring lease on terms to be agreed.

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## LEGAL COSTS

Each party is responsible for the payment of their own legal costs.

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## PLANNING

The property is anticipated to be suitable for Class B1 (c) Light Industrial, B2 General Industrial and Class B8 Storage & Distribution purposes.

Prospective occupiers should make their own enquiries with the Local Planning Authority.

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## EPC

Please apply to the agents.

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## SERVICES

We are advised that all mains services are connected and the property has the benefit of three phase electricity. However, prospective occupiers are advised to make their own investigations as to their state and condition.

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## QUOTING RENT

Upon application.

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## BUSINESS RATES

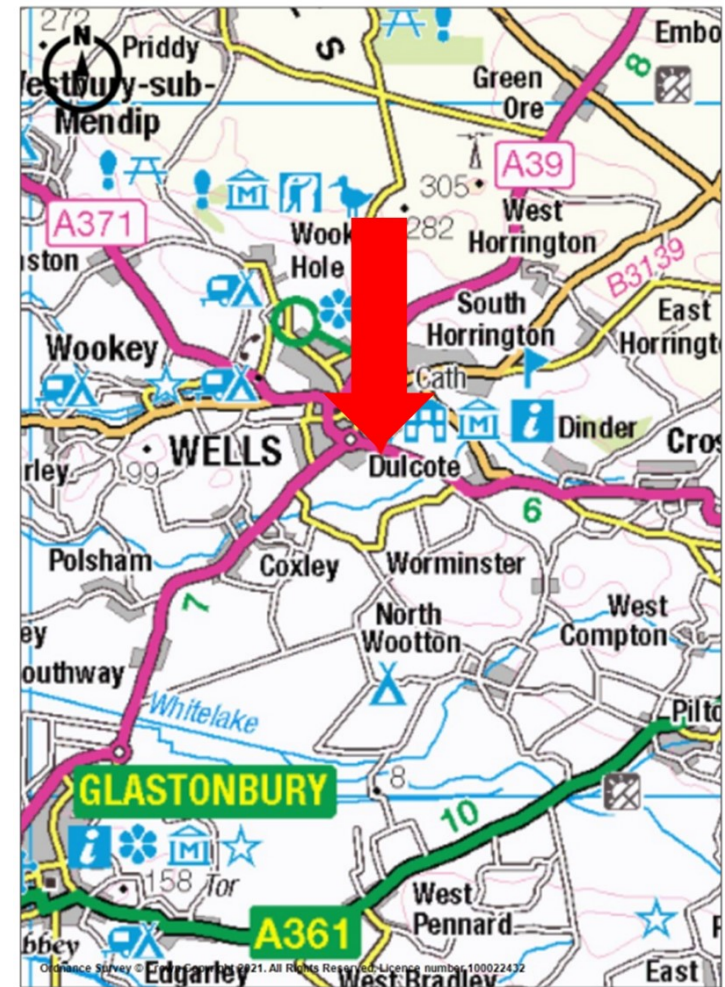
Rateable Value: Tbc.

See:- <https://www.tax.service.gov.uk>  
for reference.

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## VAT

All prices quoted are exclusive of VAT.



For identification purposes only

Promap  
LANDMARK INFORMATION

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**FURTHER INFORMATION** Should you require further information or wish to view please contact:

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## IMPORTANT INFORMATION

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**Carter Jonas**