

OPEN STORAGE LAND

Evercreech, Nr Shepton Mallet

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PROPERTY CONSULTANTS



Open Storage Yards/ Hardstanding

**Southwood Business Park
Evercreech Junction
Shepton Mallet
Somerset, BA4 6LX**

**0.35 to 4.12 acres
(0.15 to 1.61 ha)**

Flexible lease terms

Immediate occupation

Design & Build solutions also
available

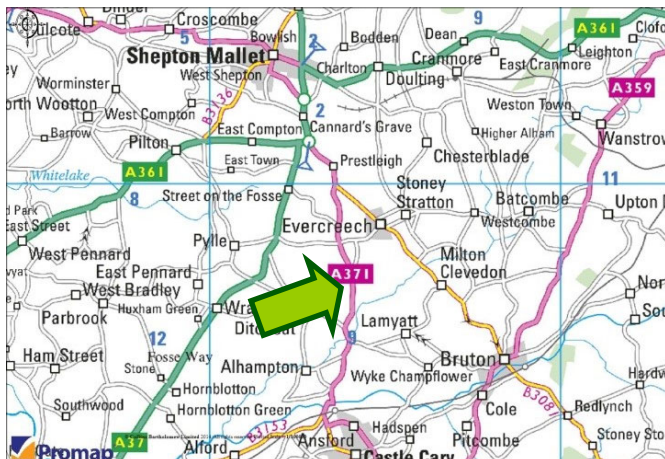


Southwood Business Park, Evercreech Junction, Shepton Mallet

Location

Southwood Business Park is located off the A371 at Evercreech Junction, and is part of a popular industrial area with major occupiers including Bradfords Builders Merchants, Southwoods Waste Management, Veolia & Suez. The nearby village of Evercreech offers a range of facilities and lies approximately 0.5 miles (0.8 km) off the A371.

Southwoods Business Park enjoys good road links to other major centres including Shepton Mallet, Castle Cary, Wincanton and Frome. Access to the A303 lies 9 miles (14.5 km) to the south giving good road communications to London and other centres throughout the South-West. Mainline railway connections are available at nearby Castle Cary.



Description

Various area of level open storage land available. Area 4 includes 2 portable buildings providing site office/storage, kitchen and WC accommodation.

The storage land has a compacted crushed aggregate and type 1 surface, with mains services available on the

business park (not supplied to the individual areas at present).

The site benefits from 24 hour unrestricted access with the surrounding area occupied by a land range of industrial, warehouse and open storage occupiers.

Southwoods Business Park also offers 'Build to Suit' opportunities, with units starting from 5,000 sq ft (465 sq m), with further information available on request.

Accommodation

Area	Acres	Hectares
Area 2	1.75	0.64
Area 3	2.02	0.82
Area 4	0.35	0.15
TOTAL	4.12	1.61

The above can be split to suit occupiers requirements.

All measurements are approximate Gross Areas.

Lease

The accommodation is offered by way of a flexible lease, outside the security of tenure provisions of the 1954 Landlord & Tenant Act, for a term of years to be agreed.

Rent

Area	Quoting Rent
Area 2	£61,000
Area 3	£70,000
Area 4 (including portable buildings)	£17,500

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Business Rates

The land does not yet have a rating assessment. For confirmation of the rates payable, we recommend that all interested parties make enquiries of the local billing authority.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to landlords' discretion.

Asbestos Regulations

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the Rent price. We recommend that the prospective tenants/purchasers establish the implications before entering into any agreement.

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Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.

Subject to Contract

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Viewing Arrangements

For further information or to arrange an inspection, please contact the agents.

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Date: March 2021

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