



**Units 1a, 1b, 1c and 1d  
Barns Close Industrial Estate  
Dulverton  
Somerset  
TA22 9EA**

**Industrial investment  
for sale**

- Four self-contained industrial units for sale.
- Approximately 494.78 sqm (5,326 sqft) of warehouse/office/storage.
- Located on the edge of Dulverton within Exmoor National Park.
- Asphalt car parking area opposite with space for 8-10 vehicles.

## LOCATION

Barns Close Industrial Estate is located on the edge of Dulverton within Exmoor National Park, within a residential area. Dulverton (0.5 miles) provides a handful of local shops, a 15<sup>th</sup> Century church, town hall, pubs, restaurants, cafés, a pharmacy, library, veterinary practice, medical centre and Co-Op Supermarket.

## DESCRIPTION

Barns Close Industrial Estate comprises a terrace of four, let industrial units. Units 1a and 1b have parking spaces to front of the units and Units 1c and 1d have allocated parking spaces opposite. The car parking area is laid to asphalt and is white lined for 10 spaces. The units all have brick and insulated profiled metal cladding to elevations and insulated profiled metal cladding to roof along with 3-phase electricity and a roller shutter door to front.

### Unit 1a

End of terrace unit with a mono-pitch roof and a concrete yard to front with parking for 3-5 vehicles. Roller shutter door with a width of 3.01m and a height of 3.37m. Pedestrian door to front into an office with door leading to warehouse and window to front with security shutter.

Warehouse with concrete floor, LED lighting, door to rear, Belfast sink unit and WC facility. Minimum eaves height of 3.9m and a maximum of 6.24m. Wooden mezzanine with loading gate. Height under the mezzanine of 2.30m.

### Unit 1b

Mid-terrace unit with mono-pitch roof and a concrete yard to front with parking for 2-4 vehicles. Roller shutter door with a width of 3.08m and a height of 3.38m. Pedestrian door into an office with door leading to warehouse and window to front.

Warehouse with concrete floor, LED lighting, door to rear, Belfast sink unit and WC facility. Minimum eaves height of 4.02m and a maximum of 6.24m.

### Unit 1c

Mid-terrace unit with a pitched roof and allocated parking opposite. Roller shutter door with a width of 3.09m and a height of 3.39m. Pedestrian door into an office with door leading to warehouse and window to front with security shutter.

Warehouse with concrete floor, door to rear, LED lighting and wooden store with Belfast sink unit and WC facility. Minimum eaves height of 4.10m and a maximum of 6.34m.

Wooden mezzanine used as a kitchenette area.

### Unit 1d

End of terrace unit with pitched roof and allocated parking opposite. Roller shutter door with a width of 3.10m and a height of 3.39m. Pedestrian door into an office with door leading to warehouse and window to front.

Warehouse with concrete floor, windows to rear with security shutters, door to rear, and low-bay LED lighting. Minimum eaves height of 4.07m and a maximum of 6.34m.

Store with LED lighting, Belfast sink unit and WC facility.

Metal mezzanine with wooden floor and stairs.

## BUSINESS RATES

According to the valuation office website, the premises are assessed as follows. For verification purposes, interest parties are advised to make their own enquiries: [www.voa.gov.uk](http://www.voa.gov.uk).

	Rateable Value
Unit 1a	£3,900
Unit 1b	£3,900
Unit 1c	£7,000
Unit 1d	£7,000

## ACCOMMODATION

The property has been measured on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice.

Unit 1a	Sqm	Sqft
Office	5.65	61
Warehouse	71.02	764
Mezzanine	12.64	136
GIA	83.66	901

Unit 1b	Sqm	Sqft
Office	5.63	61
Warehouse	67.76	729
GIA	67.76	729

Unit 1c	Sqm	Sqft
Office	5.70	61
Warehouse	140.84	1,516
Store	14.54	157
Mezzanine	23.32	251
GIA	164.16	1,767

Unit 1d	Sqm	Sqft
Office	5.68	61
Warehouse	144.02	1,550
Store	29.15	314
Mezzanine	35.19	379
GIA	179.20	1,929

## EPC

Certificates are available from the selling agents.

## VIEWING

All viewings should be made through the sole agent, Carter Jonas

T: 01823 428590 M: 07968 216596

E: [Stephen.richards@carterjonas.co.uk](mailto:Stephen.richards@carterjonas.co.uk)

## TENURE & METHOD OF SALE

Freehold. The investment is offered for sale as a whole, subject to the current tenancies outlined below by Informal Tender at a guide price of £300,000 plus VAT.

Tenders are due by midday on Wednesday 23rd October 2024. Tenders should be submitted via email to [stephen.richards@carterjonas.co.uk](mailto:stephen.richards@carterjonas.co.uk) and [felicity.watts@carterjonas.co.uk](mailto:felicity.watts@carterjonas.co.uk) or in writing addressed to Carter Jonas, Quad 4000, Blackbrook Park Avenue, Taunton, Somerset TA1 2PX with envelopes marked 'Tender for Barns Close Industrial Estate'.

All rents are subject to VAT.

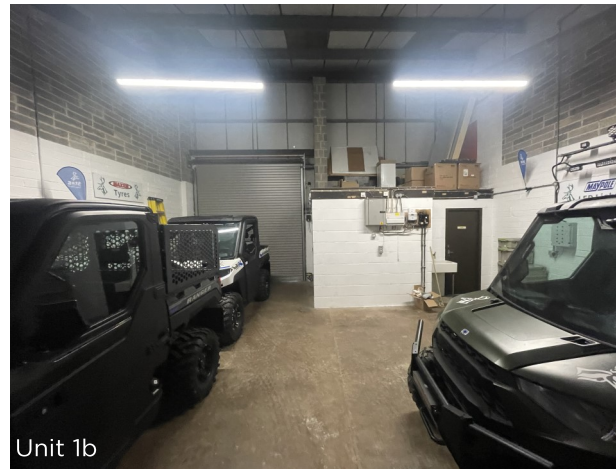
Unit	Tenant	Lease dates	Passing rent
1a	Peter Dare	01/10/2022 to 30/06/2026	£3,500 pa
1b	Stag Vehicle Solutions Ltd	19/04/2024 (Tenancy at Will)	£500 pcm
1c	Stag Environmental Ltd	01/07/2022 to 30/06/2026	£6,240 pa
1d	Darren Rogers t/a Rogers Carpet Company	04/06/2023 to 04/06/2026	£5,500 pa to June 2025 and £6,000 pa to June 2026



Unit 1b



Unit 1c



Unit 1b

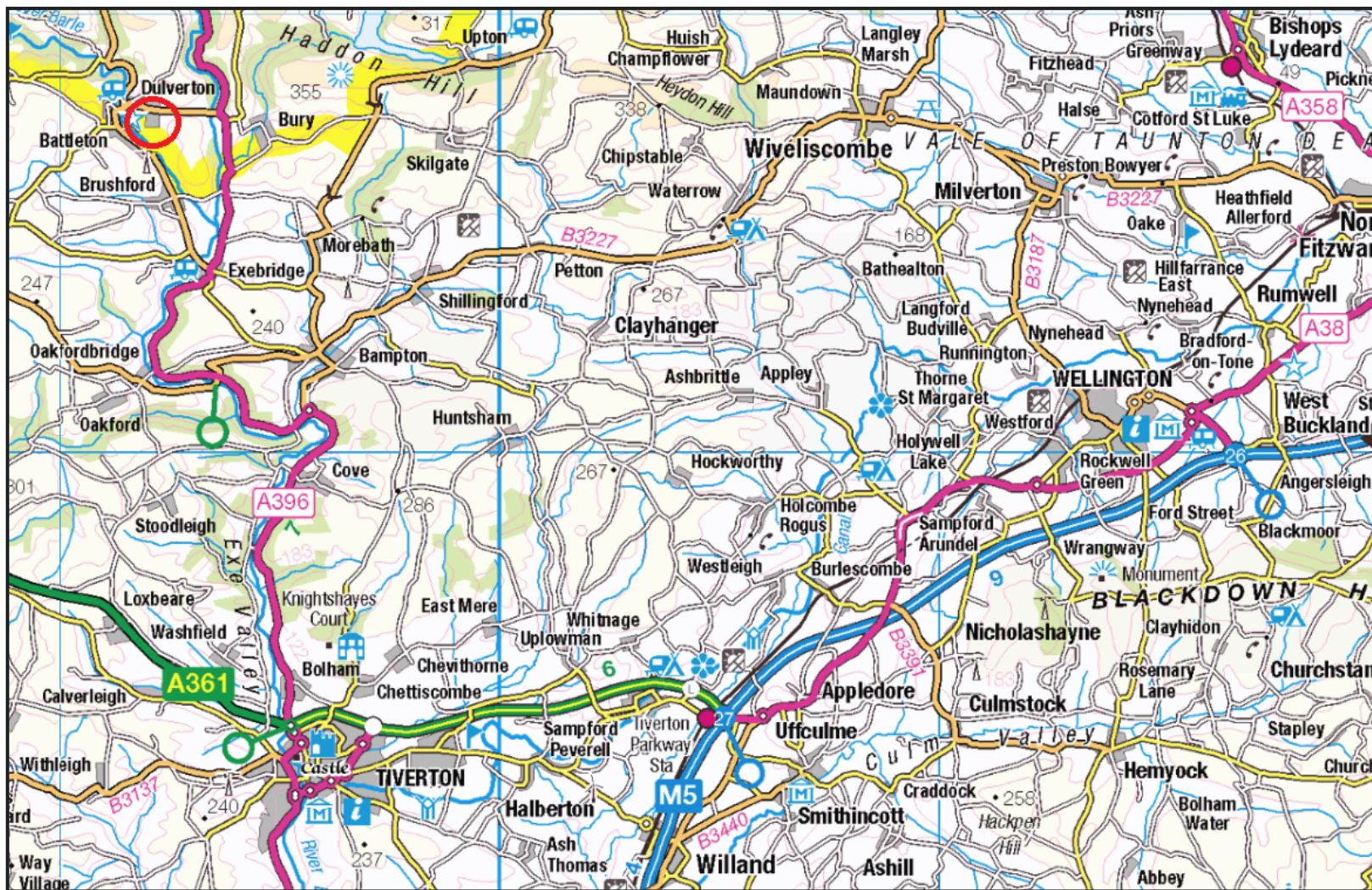


Unit 1d



Unit 1c





## FURTHER INFORMATION

Should you require further information please contact Stephen Richards.

[carterjonas.co.uk](http://carterjonas.co.uk)

**Stephen Richards** MRICS

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## IMPORTANT INFORMATION

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