

**50% Rent for 6 Months, Subject to Terms**



**TO LET (May Sell)**

Industrial/Warehouse Unit  
2250 sq ft (209.02 sq m)

- End of Terrace, Built 2023
- Minimum Eaves Height 5.1 m
- Developer Built Mezzanine
- FTTP Broadband Available
- Sainsburys, Lidl & Home Bargains Close By

# Rockhaven Business Centre, Street

Unit 9, Rockhaven Business Centre, Gravenchon Way, Street Business Park, Street, BA16 0HW



## LOCATION

The development is located on Street Business Park on Westway in the heart of Street, famous for the headquarters of Clarks Shoes and the Clarks Factory outlet shopping village. Street and neighbouring Glastonbury have a resident population of 21,700 (Source: 2021 Census).

Road communications are well served with quick access to Junction 23 of the M5 (just north of Bridgwater) within 11 miles. The A303 is 10 miles to the south via the B3151 connecting at the Podimore junction. Surrounding towns include Wells (8 miles) Bath (28 miles), Bristol (28 miles), Yeovil (15 miles) and Taunton (20 miles). The nearest main line station is at Castle Cary (13 miles) which connects to London Paddington (1hr 40mins).

Rockhaven Business Centre is located on the west side of Street just off the A39 and is home to a new development of 23 Business/Warehouse units ranging in size from 1125 sq ft to 2500 sq ft. The development has direct access from the Westway dual carriageway via Gravenchon Way serving Street Business Park. Occupiers include Sainsbury's Supermarket with service station, McDonald's drive-thru restaurant, Lidl, The Food Warehouse, Pets at Home and Home Bargains.

## DESCRIPTION

The unit comprises a newly constructed light industrial/warehouse unit of steel portal frame with insulated profile steel cladding to walls and roof, incorporating translucent roof light panels and part brick elevations. The unit has an insulated sectional up and over loading door and LED lighting. There is a DDA compliant WC.

**Money Laundering Regulations** Purchasers/Tenants will be required to provide identity information so Anti Money Laundering checks can be undertaken before an offer can be accepted on any property we are marketing.

The unit has a first floor for additional storage and potential conversion to offices, subject to the necessary consents.

The unit has 3 allocated car parking spaces.

## PLANNING

The development has planning consent for B1 (light industrial/office), B2 (general industrial) and B8 (storage and distribution) uses under planning reference 2018/0813/REM. Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Somerset Council, Cannards Grave Road, Shepton Mallet, BA4 5BT. Tel: 0300 303 8588.

## ACCOMMODATION

Ground Floor	<b>1500 sq ft</b>	(139.35 sq m)
First Floor	<b>750 sq ft</b>	(69.68 sq m)
<b>Total</b>	<b>2250 sq ft</b>	<b>(209.02 sq m)</b>

## TENURE

Freehold or New Lease.

There is a service charge payable towards the upkeep and maintenance of the common areas of the Business Centre.

## PRICE

Price on application.

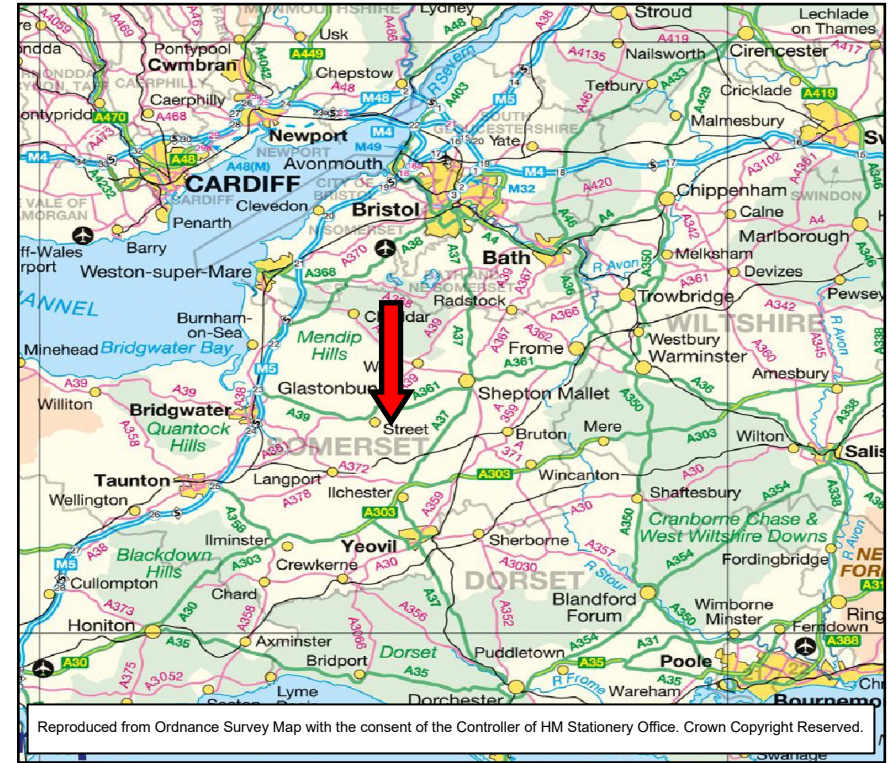
## LEASE TERMS

A new full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews.

## RENT

£21,500 per annum exclusive.

**Code for Leasing Business Premises** As a RICS Regulated firm we adhere to the Code for Leasing Business Premises, which recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through the RICS web-site, [www.rics.org](http://www.rics.org).



## VAT

VAT is payable on the price/rent.

## BUSINESS RATES

Rateable Value: £14,500.\*

Rates payable for year ending 31/03/26: £7,235.50.\*\*

\*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.

\*\*This property may qualify for Small Business Rates Relief.

## SERVICES

Mains electricity (3 phase), water and drainage available.

Caution: The services and fittings mentioned in these particulars have not been tested and hence, we cannot confirm they are in working order.

## ENERGY PERFORMANCE

The property has an EPC rating of B34.

## VIEWING

Strictly by appointment only.

Ref: GM/JW/19026-RBC-9

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