

The logo for GTH, consisting of the lowercase letters 'gth' in a white serif font on a red rectangular background.

Business / Industrial Units— All Enquiries

INDICATIVE IMAGE

New Units @ Bartlett's Farm, Godney Road, Glastonbury, BA6 9AF

gth.net

Units @ Bartletts Farm, Godney Road, Glastonbury, BA6 9AF

- Modern business units with parking.
- Located close to the A39, Glastonbury and Street.
- Units available from 2,189 sq ft up to 2,326 sq ft.

ALL ENQUIRIES

Location

Barlett's Farm units are located on the western outskirts of Glastonbury, close to Abbey Moor Stadium and approximately 0.5 miles from the A39.

Glastonbury has a population of approximately 8,500 residents. The town is located near the A39 and approximately 2 miles from Street & Clarks Village and 7 miles from the City of Wells.

Description

A block of steel portal frame with blockwork and metal clad elevations under a pitched insulated roof with translucent light panels.

Unit Type 1 - Ground floor warehouse with polished concrete floor, roller shutter door and suspended ceiling grid with inset lighting over ground and first floors. Open plan offices at first floor level.

Unit Type 2 - Open plan warehouse with polished concrete floor, 2 x electric roller shutter doors, minimum eaves height of 6.25m rising to 7.25m and LED lighting.

Accommodation (Approximate G.I.A)

Unit Type 1	203.41 sq m	2,189 sq ft
Unit Type 2	216.07 sq m	2,326 sq ft



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Rateable Value

To be announced but existing units have the following values:

Units 1, 3, 5, 7, 8, 9 and 11 each have a value of £6,500.

Units 2, 4, 6, 10 & 12 each have a value of £4,200.

EPC

Existing units have asset ratings ranging from B40 - E111.

Tenure

For Sale—Long leasehold basis—further details to be provided by agent.

To Let—A new full repairing and insuring lease is available based off a minimum lease term of a 5 years

with a break and review on the third anniversary. Longer leases can also be made available.

Estate Charge will be applicable.

Guide Price / Rents

Guide Prices from £210,000 rising to £280,000

Guide Rents from £14,000 per annum rising to £20,000 per annum.

VAT

We are advised the property is registered for VAT, VAT will be payable on the purchase price, rent and estate charge.

gth

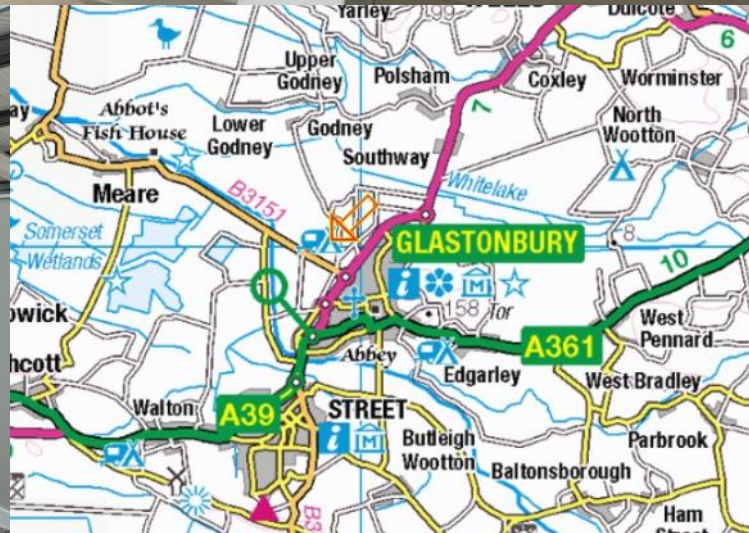
**Greenslade
Taylor Hunt**



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References/Rental Deposits

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

Viewing

Strictly by appointment with Greenslade Taylor Hunt.
Joseph Hughes / Zack Dennington

Email: commercial.yeovil@gth.net / commercial.taunton@gth.net
Tel: 01935 451300 / 01823 334455

Important Notice

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



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