

Unit 5

Evercreech Junction Industrial Estate

COOPER
AND
TANNER



Description

An excellent industrial/trade counter unit of approximately **1,745sqft** with roadside prominence at the entrance to Evercreech Junction Industrial Estate. Benefitting a secure compound yard.

The internal accommodation is set out as a principal warehouse or industrial workspace with two separate offices, kitchen and WC. Limited use mezzanine space over the offices. There is a fully fenced open yard and parking area to the front and rear of the building. The building is steel portal frame with half height brick and profile clad elevations and roof. LED lights.

- Gross internal area of approx. 162sqm / 1,745sqft excluding mezzanine. Depth of 13.42m x width of 12.07m
- 4.45m ridge height
- Roller shutter door (3m H) rear & double personnel doors front
- 3 phase electricity
- Secure compound to front and rear
- Site CCTV and 24/7 Access

Agents note: There is a right of access retained over the yard at the rear to a further storage building (approx. 1,100sqft) which could be available by separate negotiation, if required.



£20,000pa plus VAT

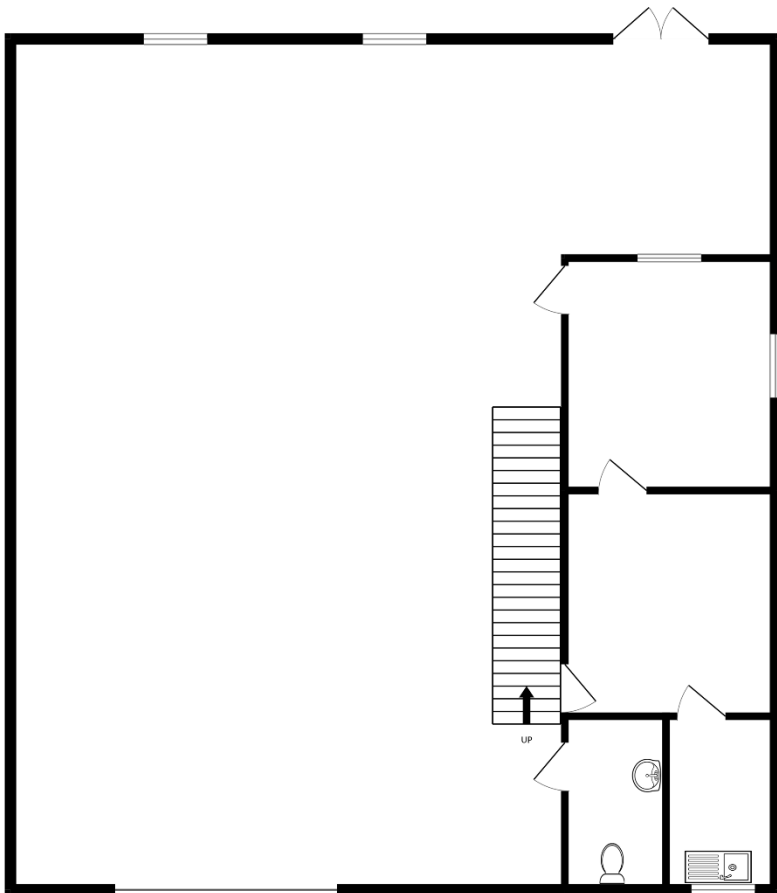
Evercreech Junction Industrial Estate is a well established logistics and industrial park benefitting 24/7 access situated off the A371 approximately 5 miles south of Shepton Mallet. Nearby Castle Cary Train Station – 2 miles. **W3W///** - robots.chips.relies





GROUND FLOOR
1743 sq.ft. (161.9 sq.m.) approx.

1ST FLOOR
347 sq.ft. (32.2 sq.m.) approx.



Indicative floor layout plan

