



Refurbished Detached Industrial / Warehouse

Unit 1 Cheddar Business Park, Wedmore Road, Cheddar, BS27 3EB

Immediately Available

Flexible Lease Terms Available

TO LET
10,224 sq ft



Key highlights



Size

10,224 sq ft



Office accommodation
Reception, kitchen and WC facilities



Eaves height

Minimum eaves height of 4m



Accessibility

Detached building with two ground level loading doors

Description

The property comprises a detached steel portal frame constructed around clad elevations supported under a pitched roof comprising 10% translucent roof lights, with a clear eaves height of 4m.

Internally, the unit benefits from office accommodation. There is a reception, staff area/kitchen, offices and WC facilities across the ground and further office accommodation on the first floor.

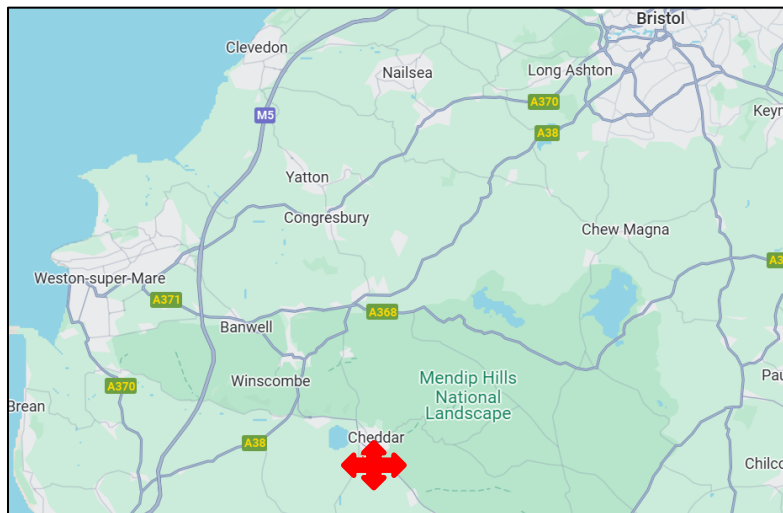
Access to the warehouse is provided via two electrically operated ground level roller shutter doors.

Rent

£65,000 per annum exclusive of VAT and other outgoing

Tenure

The unit is available by way of a new lease for a term of years to be agreed to be drafted outside the Security of Tenure Provisions of the 1954 Landlord and Tenant Act. Flexible lease terms will be considered.



Planning

The property has consent for B1, B2 & B8 Use Classes

EPC

EPC rating - D79

Business rates

Details of the rating assessment are available from the agents

Service Charge

There is an estate service charge for the up keep and maintenance of communal areas.

Accommodation

Floor	Sq ft	Sq m
Ground Floor Offices	2,239	(208)
First Floor Offices	1,480	(137.58)
Warehouse	6,505	(604.37)
Total	10,224	(949.95)



Location

Cheddar Business Park is an established trading estate located on the southern edge of the village of Cheddar. The property is situated at the front of the estate with prominence fronting Wedmore Road.



If you would like to know more please get in touch.

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