

Myddelton&Major

TO LET



Unit 10, Rockhaven Business Centre,
Gravenchon Way, Street Business Park,
Street, BA16 0HW

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

New Unit on a Popular
Established Business Park



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).

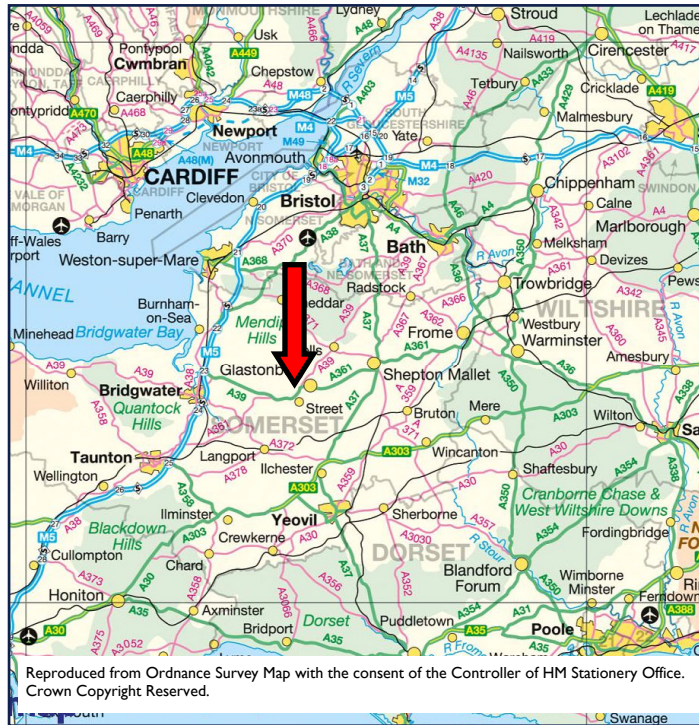
Rockhaven Business Centre is located on the west side of Street just off the A39 and is home to a new development of 23 Business/Warehouse units ranging in size from 1125 sq ft to 2500 sq ft.

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 has the following features:-

- Clearspan steel portal frame.
- Merlin Grey insulated roof and Silver insulated wall cladding.
- Multi wall poly carbonate roof lights.
- Double glazed aluminium doors/windows.
- Smooth finish power floated concrete floor.
- Sectional overhead insulated Colour Coated steel loading doors.
- 50w LED floodlight over loading door and internal lighting.
- 38 mm HD timber boarded first floor on structural steel frame accessed via 1.2 m wide timber staircase.
- Doc M DDA compliant WC.
- Floor loading, ground floor 20 kn/sq m; first floor 3.5 kn/sq m.
- BT fibre to premises FTTP connection.
- 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.

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.

Code for Leasing Business Premises

As an 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.

Accommodation

Ground Floor Warehouse	1500 sq ft	(139.35 sq m)
First Floor Mezzanine	750 sq ft	(69.68 sq m)
Total	2250 sq ft	(209.02 sq m)

Lease Terms

A new full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews. There is a service charge payable towards the upkeep and maintenance of the common areas of the Business Centre.

Rent

£21,500 per annum exclusive.

VAT

VAT is payable on the rent.

Business Rates

Rateable Value: £14,500.*

Rates payable for year ending 31/03/25: £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 unit has an EPC rating of B31.

Viewing

Strictly by appointment only.

Ref: GM/JW/19026-RBC-10

Disclaimer

Myddelton & Major for themselves and for the vendors or lessors of this property whose agents they are give notice that:- i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of an offer or contract. ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) no person in the employment of Myddelton & Major has any authority to make or give any representation or warranty whatever in relation to this property.