

rmwknight.com

RMW
knight
CHARTERED SURVEYORS



To Let

Open Storage Yards at Evercreech Junction Industrial Estate

Shepton Mallet, BA4 6NA

Key features

- Open Storage
- Popular Industrial Estate
- CCTV Security & Access Control
- 24/7 Access
- Mains Water & Power Available
- Flexible Lease Terms



LOCATION

Evercreech Junction is located between Shepton Mallet (5 miles) and Castle Cary (3.3miles). Situated on the A371, the site is 9 miles from the A303 and 25 miles from Junction 23 of the M5.

DESCRIPTION

Evercreech Junction houses a range of industrial occupiers such as “Veolia Environmental Services”, “Kier Integrated Services” and “Geesink Norba Ltd”. The estate can provide open yards from 0.46 acres through to 4 acres (subject to availability). The site has 24/7 access for key holders and is monitored by CCTV.

ACCOMMODATION

A yard of 1.36 acres is available imminently, although it is possible to split this into two smaller yards of around 0.6 acres. The surface is compacted type 1 fill. In addition to this space, a concreted yard of approximately 1 acre will be available in approximately 12 months time.

Mains water and private drainage are available on site, as is mains electricity and a landline subject to the nature of and the length of lease agreed. Recycled water is also available upon request.

PLANNING

We understand the site currently has consent for open storage type uses. It may be suitable for other uses subject to Landlord approval and obtaining the necessary statutory consents.

LEASE

To let on flexible lease terms to be agreed from £1.00 per square foot upwards (depending on size of yard and length of lease).

RENT

From £20,000 per annum depending on the size of space taken and the agreed length of lease.

SERVICE CHARGE

An estate service charge to apply as a contribution towards common parts (Estate Roads, Security, Drainage).

LEGAL COSTS

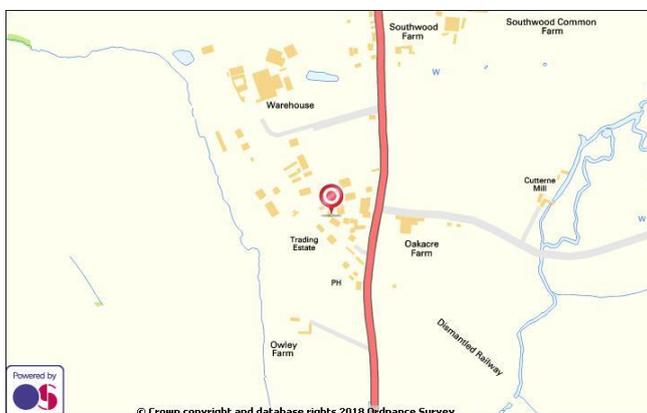
Each Party to bear their own legal and professional costs.

NOTE

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyance before agreeing or signing a business tenancy agreement.

The Code is available through professional institutions and trade associations or through the website:-

www.leasingbusinesspremises.co.uk



Viewing Arrangements:
Strictly by appointment via

RMW Knight (Wells)
01749 676023 or
wells@rmwknight.com

RMW Knight is a trading name of RMW Surveyors LLP (Hereafter RMWK).

Please note that these particulars are for guidance purposes only and nothing in these particulars constitute all or part of any contract, and no contract will exist or be deemed to exist until formal documentation has been completed by both parties.

All descriptions, statements, dimensions, references to availability, condition, and permissions for use and occupation or other details are given in good faith. However, they are made without responsibility and prospective purchasers/lessees must satisfy themselves as to the accuracy of the details given to them either verbally, or within this or any other document provided and neither the owners, nor their agents shall be liable for any inaccuracies. No person employed by RMWK has any authority to make or give any representation or warranty whatsoever in relation to this property. Intending purchasers or tenants should by enquiry to this office, satisfy themselves as to the correctness and availability in each case before arrangements are made to travel and view.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available in hard copy or in any other media without the website owner's express prior written consent.



01749 676023
37 Chamberlain Street, Wells, Somerset, BA5 2PQ