



CAMWAY, WEST 303, SPARKFORD, SOMERSET, BA22 7JJ

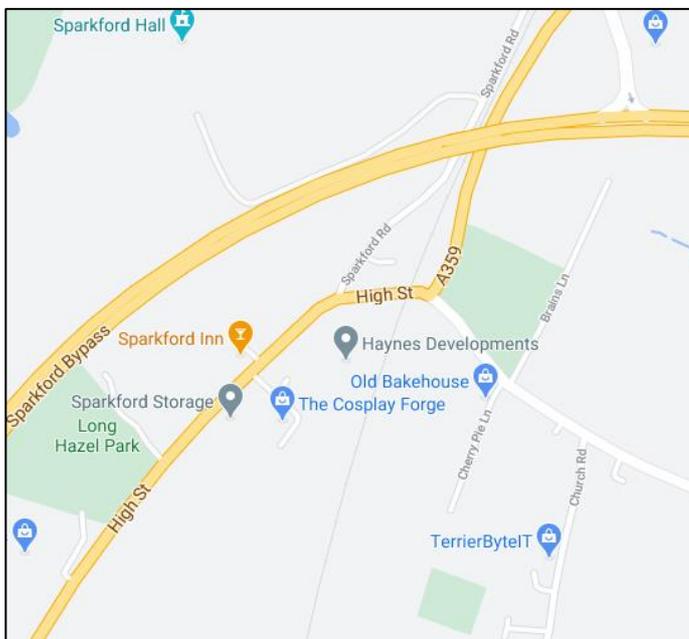
Office Building For Sale with potential to acquire warehousing (subject to separate negotiation)

- Two storey detached office building.
- Self-contained and could be sold in conjunction with warehousing/distribution units on the site.
- Easy access onto the A303 within 1/2 mile.
- Outside parking for 6/8 vehicles.



LOCATION

Located at West 303, a newly established warehousing and distribution estate being the former Haynes Publishing Site in the village of Sparkford, only ½ mile from the A303 a major arterial route servicing the South West of England and the M5. Highways agency scheduled to commence highways improvements along the A303 between Sparkford and Ilchester to include widening to dual carriageway and improved traffic flow commencing 2021. 0.5 miles from Sparkford Services (on A303) includes Petrol Station, convenience store and McDonalds. 1.8 miles from Teals farm shop, café and convenience store. Also in Sparkford is the Sparkford Inn public house, a cricket field and a nearby primary school in Queen Camel.



DESCRIPTION

Self-contained two storey office building with a single storey extension providing good quality offices with air conditioning, electric heating, UPVS double glazing, kitchen and WC facilities. The building is alarmed. From office 3 there are UPVC French double glazed doors leading out to an enclosed patio area. Good internet connection with fibre and a download speed of approximately 100mb. From office 6 there is a UPVC double glazed double door leading to a metal fire escape.

Outside an asphalt car park with 6/8 allocated car parking spaces.

ACCOMMODATION (all measurements are approximate)

	Sq M	Sq Ft
Ground floor:		
Entrance Porch	4.01	43.16
Office 1	18.24	196.33
Reception		
Kitchen	6.75	72.66
Office 2	11.25	121.09
Office 3	17.34	196.65
Gents WC		
Ladies WC		
First floor		
Office 4	26.54	285.67
Office 5	19.57	210.65
Office 6	29.91	321.95
Total	133.61	1,448

TENURE

The freehold interest is available at a guide price of £325,000

BUSINESS RATES

For verification purposes, interested parties are advised to make their own enquiries on www.voa.gov.uk

EPC

EPC Awaited

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

CONTACT

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