

**OPEN STORAGE OPPORTUNITIES FROM 0.35 ACRE  
INDUSTRIAL PRE-LET / SALE OPPORTUNITIES FROM 5,000 SQ FT  
Southwood Business Park, Evercreech Junction, BA4 6LX**



**Immediately available.**  
Three areas of level open storage land are available ranging from 0.35 acre to a maximum of 4.12 acres.

Southwood Business Park offers 'Build to Suit' opportunities in units starting from 5,000 sq ft (465 sq m) with further information available on request.

All measurements are approx. Gross Areas.

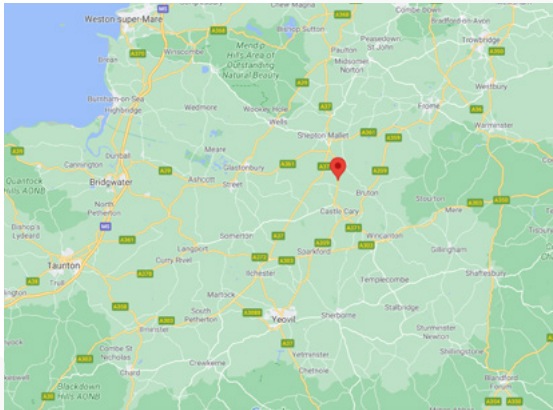
	Acres	Hectares
Area 1	Development Opportunity (stpp)	
Area 2	1.75	0.64
Area 3	2.02	0.82
Area 4	0.35	0.15
<b>Total</b>	<b>4.12</b>	<b>1.61</b>

The above can be split to suite occupiers specific requirements.

## LOCATION

Southwood Business Park is situated on the northern edge of Evercreech Junction on the A371 linking Shepton Mallet 5 miles to the north and Castle Cary and the A303, 9 miles to the south providing access to London and the south-west.

The Park makes up part of the wider 50 acre Evercreech Junction commercial site with occupiers include Bradfords Builders Merchants, Veolia and Suez.



## LEASE

The sites are available by way of a flexible lease, outside the security of tenure provisions of the 1954 Landlord & Tenant Act, for a term of years to be agreed.

## RENT

Annual quoting rents are as followsings;

Quoting Rent (per annum exc)	
Area 1	n/a
Area 2	£61,000
Area 3	£70,000
Area 4	£17,500

These particulars do not constitute an offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. HCL April 2021.

## LEGAL COSTS

Each party to bear their own legal costs incurred in any transaction.

## BUSINESS RATES

The land is not separately assessed. For confirmation of rates payable, we recommend interested parties make enquiries of the local billing authority.

## ENERGY PERFORMANCE CERTIFICATE

Not applicable.

## VIEWING AND FURTHER INFORMATION

To arrange a viewing, or for further information, please contact;

**Chris Howell**  
Howell Commercial Limited  
0117 251 0204  
chris@howellcommercial.com

Or Joint Sole Agent  
**Andrew Maynard**  
Alder King  
01823 444879  
amaynard@alderking.com

