



Description

Unit 5A is an end-terrace hybrid business unit comprising ground floor warehouse / light industrial space with first floor office accommodation extending to approximately 1,000sqft GIA.

The unit was refurbished in 2022 and remains of high standard and is well presented throughout, benefitting from electric roller shutter door (3.2m wide), data trunking, fire alarm / smoke detectors and illuminators. Internal accommodation comprises as follows:

Ground	Max Dimensions	sqm / sqft
Warehouse	7.04m x 5.87m	41.32sqm/444.77sqft
Head height min 2.15m		
WC	2.46m x 1.69m	4.15sqm/44.67sqft
Hallway / Stairwell	1.8m x 3.33m	5.99sqm/64.47sqft
First		
Landing	2.16m x 4.50m	7sqm/75.34sqft
Part restricted head height	max	
Office 'L' Shape with Kitchenette	5.26m x 6m	31.56sqm/339.71sqft
	2.25m x 1.5m	3.37sqm/36.27sqft

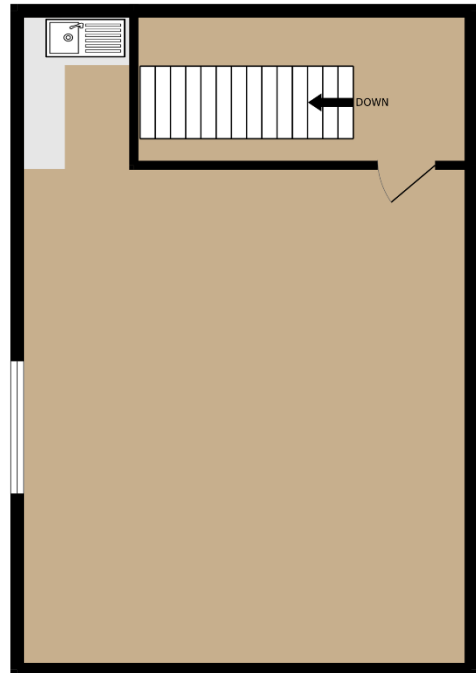
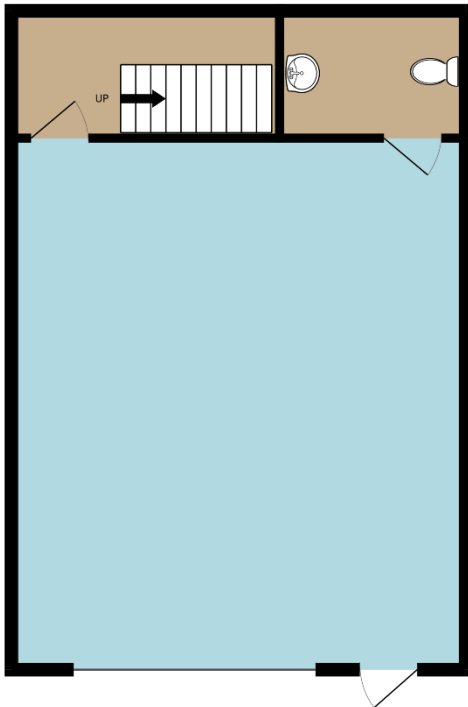
Parking space adjacent.

To Let £12,500 per annum plus VAT



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Lease Terms:

The asking rent is predicated on a lease on broadly the following terms:-

- Immediately available on a new 3-5 year lease
- Full repairing and insuring basis
- Reviews and Break-Clauses at 3-yearly intervals
- To be excluded from the provisions of the Landlord & Tenant Act 1954 Sections 24-28 inclusive (i.e. no automatic right to renew at lease expiry)
- Tenant to contribute £350 + VAT towards Landlord's proper and reasonable legal costs
- Subject to references/credit checks.
- Service Charge will be payable

Commercial Lease Code:

The Code of Practice on Commercial Leases in England and Wales recommends that prospective tenants should seek professional advice from a qualified property adviser before entering a legally binding contract. Copy of the code is available via:

<http://www.leasingbusinesspremises.co.uk>

Location:

The Property is located in a central position on Mill Batch Farm Industrial Estate, which benefits from excellent road access from the A38 and only 2.5 miles from J22 of the M5 motorway. Postcode TA9 4JN.

What3Words: [///slim.beaten.gripes](https://www.what3words.com/slim.beaten.gripes)

Viewings:

Viewings are being handled by joint letting agent Emma Moffatt of Lyndon Brett Partnership.

Tel: 01278 450350

emma@lbp-rics.co.uk



Or arrange via Cooper and Tanner

Tel: 01761 411 010 Option 2.

Jake.smith@cooperandtanner.co.uk

Ref: Unit 5A_East Brent

Local Council:

Somerset Council (previously Sedgemoor area)

Planning:

Interested parties must satisfy themselves with regard to planning history and potential future uses.

Business Rates:

A search on the Valuation Office Agency website reveals this unit has a Rateable Value of £7,600 (2023 List). This is not the rates payable. Relief from rates is likely to apply and interested parties should rely on their own enquiries of the local billing authority.

Services:

We understand the unit benefits from connection to mains electricity and water. Drainage is to a shared private treatment plant.

VAT:

VAT will be payable on the rent.

EPC Rating:

EPC Band C/66.



COMMERCIAL DEPARTMENT

Telephone 03450 347758 / commercial@cooperandtanner.co.uk

COOPER
AND
TANNER

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers 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.

