



Units 8 & 9 Canvin Court, Somerset Business Park, Somerton

To Let £25,000 pa + VAT (Consideration may be given to sell)

COOPER
AND
TANNER

Units 8 & 9 Canvin Court Somerton Business Park Somerset TA11 6SB

To Let £25,000pa + VAT

Description

Versatile workshop building extending to approximately GIA **319sqm / 3,430sqft** with benefit of a large yard area. Total site extending to **0.43 acres**.

The building has a steel frame structure with rendered block work walls under corrugated sheet roof panels.

The building is sub-divided into three principal parts: comprising workshop kitchen and WC, workshop and a storage area. To the side of the building there is a further open-faced store area with canopy above.

The building benefits from pedestrian, sliding access door to areas 1 and 2 and a roller shutter door to area 3.

Mains electricity, water and drainage.

Location – W3W [///jolt.cavalier.blink](http://jolt.cavalier.blink)

This Property is situated in the well-established Somerton Business Park just 1 mile northeast of Somerton town centre off the B3153 Somerton-Langport Road. Conveniently the estate has access to Taunton (18 miles) and Yeovil (12 miles) whilst the A303 5 miles to the south provides access to the M3 and M5 motorways.

Tenure & Terms

The property is available to rent on a new lease to be agreed. The asking rent is predicated on a lease on broadly the following terms:

- Immediately available on a new lease
- Full Repairing & Insuring basis
- Minimum 5 year term. Breaks subject to negotiation.
- 3 Yearly upward only Rent Reviews in line with RPI
- To be excluded from the provisions of the Landlord & Tenant Act 1954 Sections 24-28 inclusive
- 3 months' rent deposit
- Tenant shall contribute £350 plus VAT towards Landlord's legal fees in preparation of the lease.

Consideration may be given to selling the freehold. Enquiries to purchase invited.

Rateable Value

The property has the following Rateable Value:
Units 8 & 9 Canvin Court: £16,500

VAT

We are advised that the property is opted for VAT. Rent will be subject to VAT.

Energy Performance Certificate

An EPC has been ordered, further details upon request.

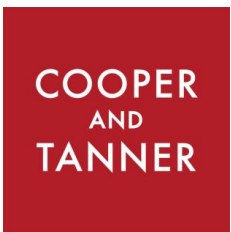
Viewings

Arrangement can be made for viewings between joint agents via Cooper and Tanner and Greenslade Taylor Hunt. **Cooper and Tanner 1908 Limited – 03450 34 77 58 / commercial@cooperandtanner.co.uk or Robert Clark of GTH 01935 423474.**

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>





ENQUIRIES / VIEWINGS

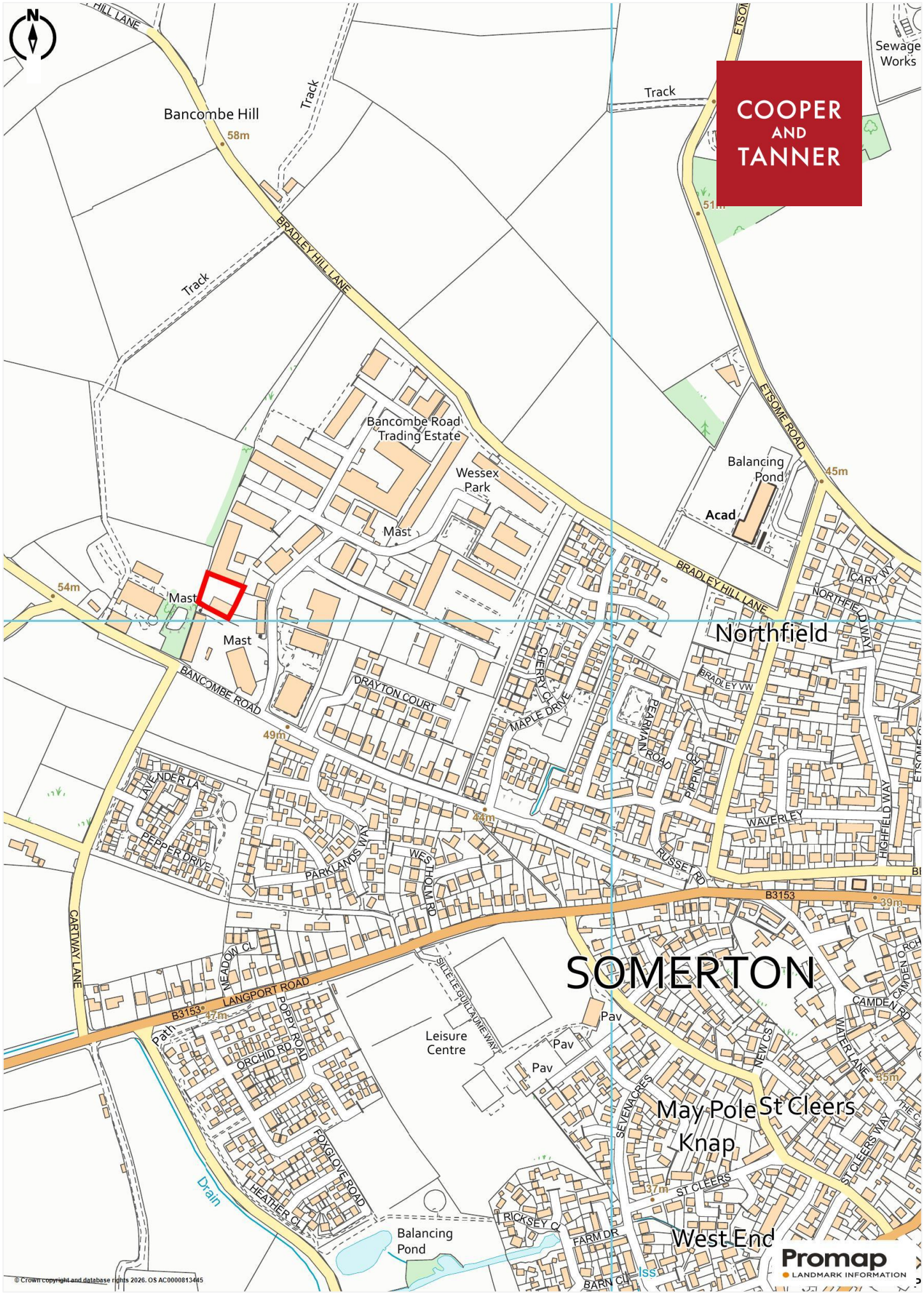
Commercial Department

Telephone 0345 034 7758

commercial@cooperandtanner.co.uk

www.cooperandtanner.co.uk

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. Property Reference: Feb/2026/V1



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LANDMARK INFORMATION