Unit 9

Quarry Way Business Park, Waterlip

COOPER AND TANNER







Description

An excellent industrial warehouse building, extending to approximately **1,590sqm/17,115sqft** gross internal area. Ideally suited to typical industrial warehouse workshop or storage type uses. Set within a secure industrial estate. Situated between Shepton Mallet and Frome. There is an open yard and parking area to the front and yard to the rear.

Warehouse max dimensions 40.25m deep x 32m wide*
1,288sqm/13,864sqft
Roller shutter to front and rear.
Ridge height of 7.6m and eaves 5.3m

Rear workshop 14m x 20.5m
287sqm / 3,090sqft
Loading canopy approx. 92sqm overhang.
2 x Roller shutter doors
Max height 7.8m

*Includes reception and offices comprising Reception (48.35sqm), WC DDA (3sqm), WC (2.09sqm), WC (2.18sqm), Kitchen (10.31sqm), Office (18.42sqm), Comms Cupboard (1.8sqm), Hallway (11.57sqm), Office (9.04sqm). To the rear of the main workshop is ground floor Staff Area comprising Hallway, Kitchen and WC (17.34sqm) with a first floor office over (18.62sqm).

Available to let soon on a new lease
£90,000 plus VAT




Advanced
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Unit 9 Quarry Way Business Park, Waterlip
Shepton Mallet, BA4 4RN

Local Council: Somerset Council.

Business Rates: Rateable Value £127,926. April 2026 list. Area 1,686.76 sqm.

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

- Full repairing and insuring basis.
- Tenant will be responsible for all outgoings including services, business rates etc.
- Tenant to reimburse landlord buildings insurance premium.
- Upward only rent review year 3 to the higher of OMR or RPI linked.
- Tenant will make a reasonable contribution towards Landlords legal costs of £500 + VAT
- A deposit will be payable.

Service Charge: There is an annual Estate Service Charge.

Services: Mains water and electricity. 3 phase electricity could be available subject to negotiation.

VAT: Property **is elected for VAT** and will be payable.

Use: Last occupied by a leading timber merchant. Would suit usual industrial warehouse type uses. Parties must satisfy themselves with regard to planning.

EPC: C/52. Available on request.

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

Viewings: By appointment only through the sole agents **Cooper and Tanner 1908 Limited – 03450 34 77 58**





What3Words Location: **///bitters.downfield.tadpoles**

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.

COMMERCIAL DEPARTMENT

Cooper and Tanner
Telephone 03450 347758 / commercial@cooperandtanner.co.uk

The Property Ombudsman

RICS

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