



**To Let**

**£20,000 pax**

Yard 1 Rexquote Business Park, Bishops Lydeard,  
Taunton, Somerset, TA4 3RU

9,073 Sq Ft  
(842.9 Sq M)

# Summary

- Secure yard available to let
- Yard: Approx. 9,073 sq ft (842.91 sq m)
- Newly laid concrete surface
- The property benefits from palisade fencing
- Gated entrance off Station Road
- Services connected onsite
- Other occupiers on the Business Park include Hamblys, Quantock Brewery, SCM Handling and Tarpeze.

## Location:

The property is located just off Westridge Way in Broadgauge Business Park on the edge of Bishops Lydeard which is a civil parish located in Somerset approx. 5 miles northwest of Taunton with good links to the M5 motorway. Taunton is on the Bristol to Exeter line, the Reading to Taunton line and Cross Country route to London. The location is well connected by the A358 road and benefits from a number of amenities including local shops and cafes.

Other business at the business park include Hamblys, Quantock Brewery, SCM Handling and Tarpeze.

## Description:

The property consists of a good sized securely gated yard and compound with newly laid concrete surface, palisade fencing, with 3-phase power and water onsite.

## Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a gross internal basis.

	sq m	sq ft
<b>Total</b>	842.9	9,073

## Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

## EPC / MEES:

EPC not held – open yard

## Business rates:

To be reassessed.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

## Terms:

The property is available leasehold on terms to be agreed.

## VAT:

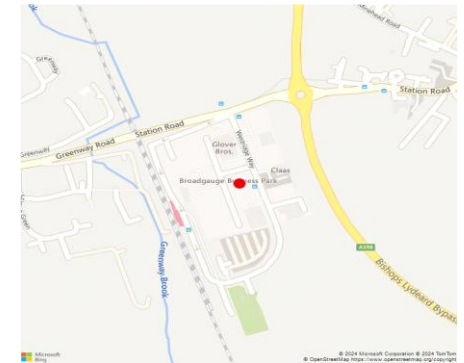
All figures quoted are exclusive of VAT if applicable.

## Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

## Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



## CONTACT THE AGENT

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