



**To Let**  
**May Sell**

**£18,000 pax**

Unit 8, Broadgauge Business Park, Westridge Way,  
Bishops Lydeard, Taunton, Somerset TA4 3RU

2,459 sq ft  
(228.42 sq m)



# Summary

- Well established business park
- Warehouse / workshop area circa 1,973 sq ft (183.27 sq m)
- Additional mezzanine storage / office area circa 486 sq ft (45.17 sq m)
- Hard standing yard area
- Roller shutter doors
- Overall site area circa 0.27 acres (0.11 hectares)
- Located close to transport links

## 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. 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 Quantock Brewery, SCM Handling and Tarpeze.

## Description:

Unit 8 is a detached industrial unit set back from Westridge Way with a surrounding hard standing yard area to the front and side. Overall site area, including the yard is circa 0.27 acres (0.11 hectares).

The unit itself is part brick / part steel profile with a front facing roller shutter door leading into the main open plan workshop area. The Unit also offers ground floor office accommodation plus a WC and show facilities with additional storage area / office use above at mezzanine level.

## Accommodation:

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

Approx	sq m	sq ft
GF Warehouse	183.27	1,973
Mezzanine	45.17	486
Total	228.44	2,459

## 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:

B (33)

## Planning:

The amended use classes would mean this property could be used for E class uses. Please enquire for further information.

Alternative businesses not related to repair services to agricultural customers preferred.

## Option available to operate jointly adjoining unit (Unit 9)

## Business rates:

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current Rateable Value is £16,000, therefore making the approximate Rates Payable £7,984 per annum for 2024/25.

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

## Terms:

The property is available by way of a new effective full repairing and insuring lease. Terms to be agreed.

The freehold of the property may also be available. Please ask for further details.

## Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

## Money laundering:

Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

## VAT:

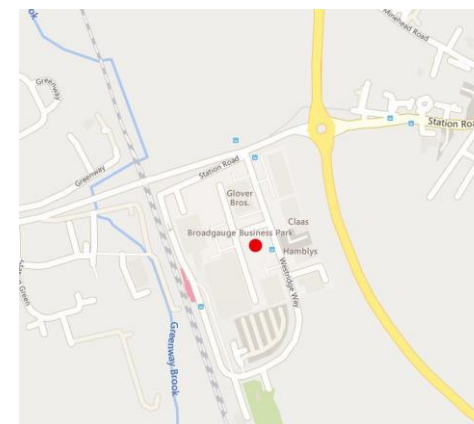
All figures quoted are exclusive of VAT if applicable.

## 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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