



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

**£30,000 pax**

Unit 9, Broadgauge Business Park, Westridge Way,  
Bishops Lydeard, Taunton, Somerset TA4 3RU

4,435 sq ft  
(412 sq m)

## Summary

- Well established business park
- Warehouse / workshop area circa 3,669 sq ft (340.89 sq m)
- Additional mezzanine storage / office area circa 766 sq ft (71.13sq m)
- Hard standing yard area to side & front of unit
- Roller shutter door
- Overall site area circa 0.24 acres (0.09 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, 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 9 is a detached industrial unit set back from the main Westridge Way road with surrounding secured fenced compound and hard standing yard area.

The unit itself is of steel portal frame construction with brickwork and profile metal cladding. The roller shutter door is located at the side of the unit providing access to the main warehouse / workshop open floor area. The side yard area has partial palisade secured fencing plus open yard area at the front of the Unit.

The current configuration of the Unit comprises of the main warehouse / workshop area to the rear with office / reception / WC facilities at ground level at the front section plus additional office, staff area and storage at part 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	340.89	3,669
Mezzanine	71.13	766
<b>Total</b>	<b>412</b>	<b>4,435</b>

## 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:

C (63)

## 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 8)

## 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 £25,750, therefore making the approximate Rates Payable £12,849.25 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:

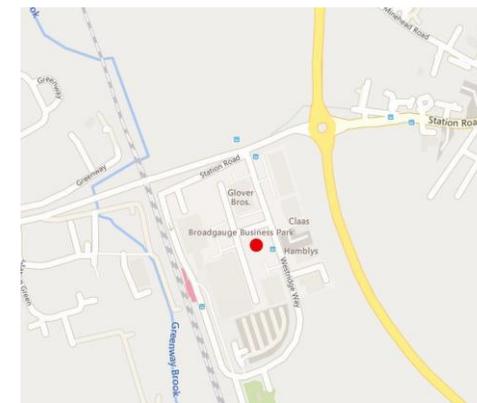
All figures quoted are exclusive of VAT if applicable.

## 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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