



For Illustrative Purposes Only



**Land at Evercreech Junction
Industrial Estate
Shepton Mallet
BA4 6NA**

**Open Storage Land
Available from 3.26—8.22 acres
(1.31 - 3.32 ha)**

- **Well-Established Multi-Let Logistics & Industrial Park**
- **Potential for Long Leasehold Purchase**
- **Planning Consent for Open Storage**
- **Mains Services Connected**
- **24/7 Use & Easy Access**

LOCATION

Evercreech Junction Industrial Estate is located off the A371 and is part of a popular industrial area with major occupiers including Somerset Waste Partnership, Aster Property, Bridgmans Farm Direct, Aqua Main Underground Solutions, Crain Riley's Hire, Veolia, Gregory Distributions and Suez. The nearby village of Evercreech offers a range of facilities and lies approximately 0.5 miles (0.8 km) off the A371.

Evercreech Junction enjoys good road links to other major centres including Shepton Mallet, Castle Cary, Wincanton and Frome. Access to the A303 lies 9 miles to the south giving good road communications to London and other centres throughout the South-West. Mainline railway connections are available nearby Castle Cary.

DESCRIPTION

Evercreech Junction is an established multi occupied logistics and industrial park with 24/7 use and easy access. The land is the next phase of the scheme for occupiers to create secure open storage facilities or undertake a full new build development to suit their use. The subject property comprises a landscaped site extending to c. 8.22 acres (3.32 ha).

SERVICES

We are advised that the land will have the benefit of mains water and electricity connection. However, prospective occupiers are advised to make their own investigations as to the state, capacity and condition.

ACCOMMODATION

8.22 acres in total—potential to split into plots of 3.26 and 4.96 acres.

PLANNING

Change of use of the land has been granted to open storage within Class B8 with associated development comprising hard surfacing.

Prospective occupiers should make their own enquiries with the Local Planning Authority regarding their intended use.

QUOTING RENT

Rent on application.

VAT

All figures quoted are exclusive of VAT, where applicable.

TERMS

The property is available by way of a new full repairing and insuring lease and to purchase on a long leasehold basis, on terms to be agreed.

LEGAL COSTS

Each party is responsible for the payment of their own legal costs.

BUSINESS RATES

Prospective occupiers to make their own enquiries in respect of the exact rates payable.

VIEWINGS

Viewings are strictly by prior appointment with Carter Jonas or joint agents Avison Young UK.

SUBJECT TO CONTRACT



Somerset
Waste
Partnership

ANDREW
HOPKINS
CONCRETE

C&L

Civils
STORE

Bradfords
TOOL HIRE

RECYCLING
CENTER

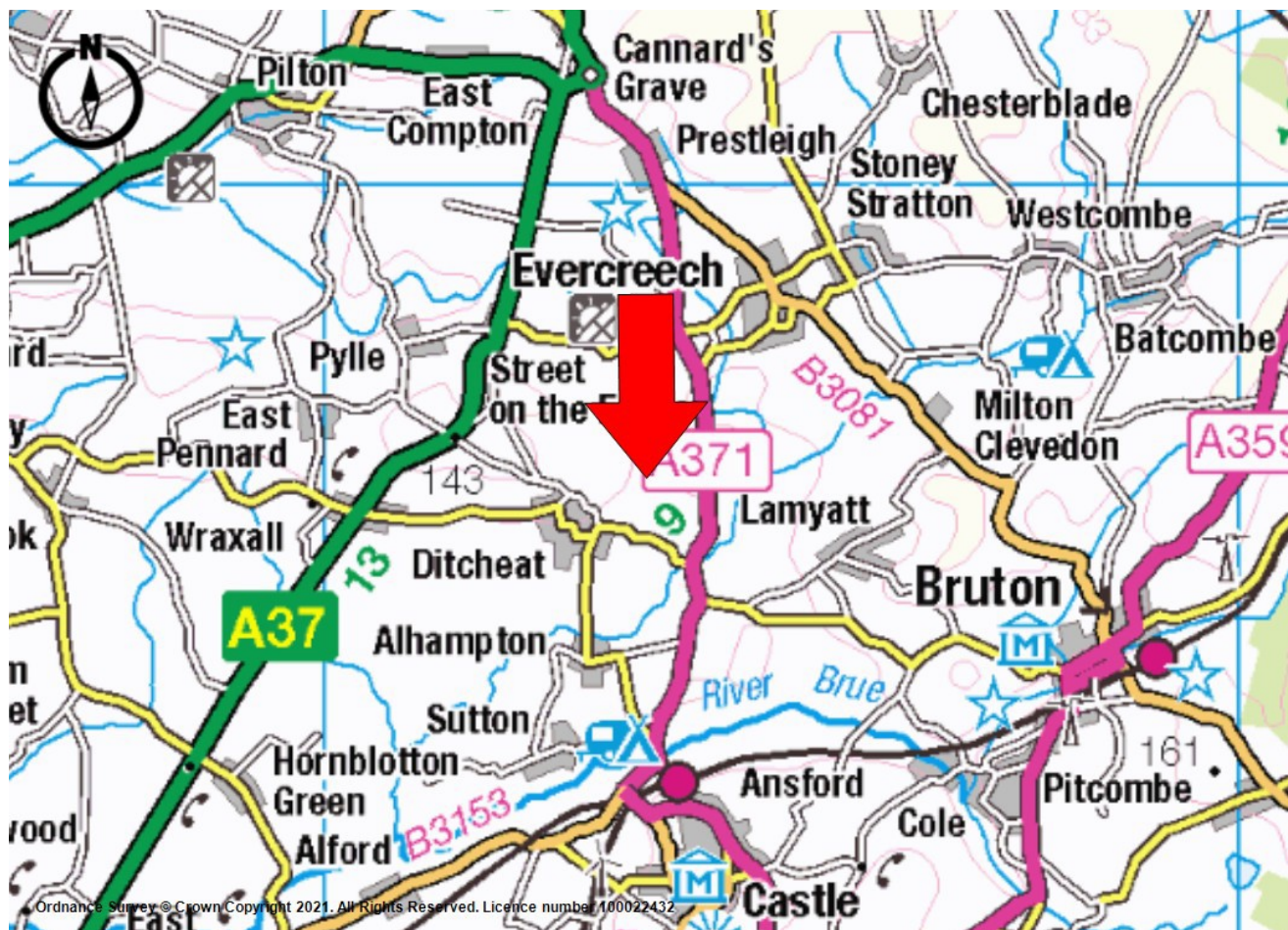
suez

Gregory
Delivering winners



Geomatics pte 2017.

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FURTHER INFORMATION

Should you require further information please contact: www.carterjonas.co.uk | St. Catherine's Court, Berkeley Place, Bristol, BS8 1BQ

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