



Yard 5
Evercreech Junction
Industrial Estate
Shepton Mallet
BA4 6NA

Open Storage Land

Approximately 0.81 acres (0.327 hectares)

- **Well established, multi-let Logistics & Industrial Park**
- **Available on a new lease**
- **24/7 site access**
- **Mains services connected**

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 at nearby Castle Cary.

DESCRIPTION

Evercreech Junction is an established multi-occupied logistics and industrial park. Yard 5 extends to 0.81 acres (0.327 hectares) of storage land. The site is surfaced with compacted type 1 fill and the perimeter is defined by the palisade fence and gates. It was most recently occupied by a merchant and distributor of lintels and brickwork.

The site benefits from 24 hours unrestricted access with out of hours access control and CCTV system.

QUOTING RENT

£36,000 per annum, exclusive.

TERMS

The yard is available to let on terms to be agreed, subject to status.

ACCOMMODATION

Yard 5: 0.81 acres 0.327 hectares

SERVICES

We have been advised that the site benefits from connection to mains electricity, water and a BT Line.

However, prospective occupiers are advised to make their own enquiries in respect of the availability and capacity of services.

PLANNING

We understand the property currently had consent for B8 (storage) type uses. It may be suitable for light industrial and general industrial uses, subject to Landlord approval.

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

LEGAL COSTS

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

Any in-going tenant is required to contribute towards the Landlord's proper and reasonable costs. Please apply to the agents.

VAT

All figures quoted are exclusive of VAT, if applicable.

SUBJECT TO CONTRACT

BUSINESS RATES

It would appear the property does not yet have a rating assessment.

Prospective occupiers are advised to satisfy themselves as to the exact rates payable.

EPC

Not required.

VIRTUAL VIDEO

Area footage of the site and surrounds can be viewed via this link:

<https://www.evercreechjunction.co.uk>

VIEWINGS

Strictly by prior appointment with the joint agents Carter Jonas, 0117 922 1222.





For Identification Purposes Only

FURTHER INFORMATION

Should you require further information please contact:

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SEPTEMBER 2022

Carter Jonas