

TO LET WAREHOUSE / INDUSTRIAL UNIT

YEO VALLEY PREMISES

Axbridge Road, Cheddar, Somerset, BS27 3DB



Key Highlights

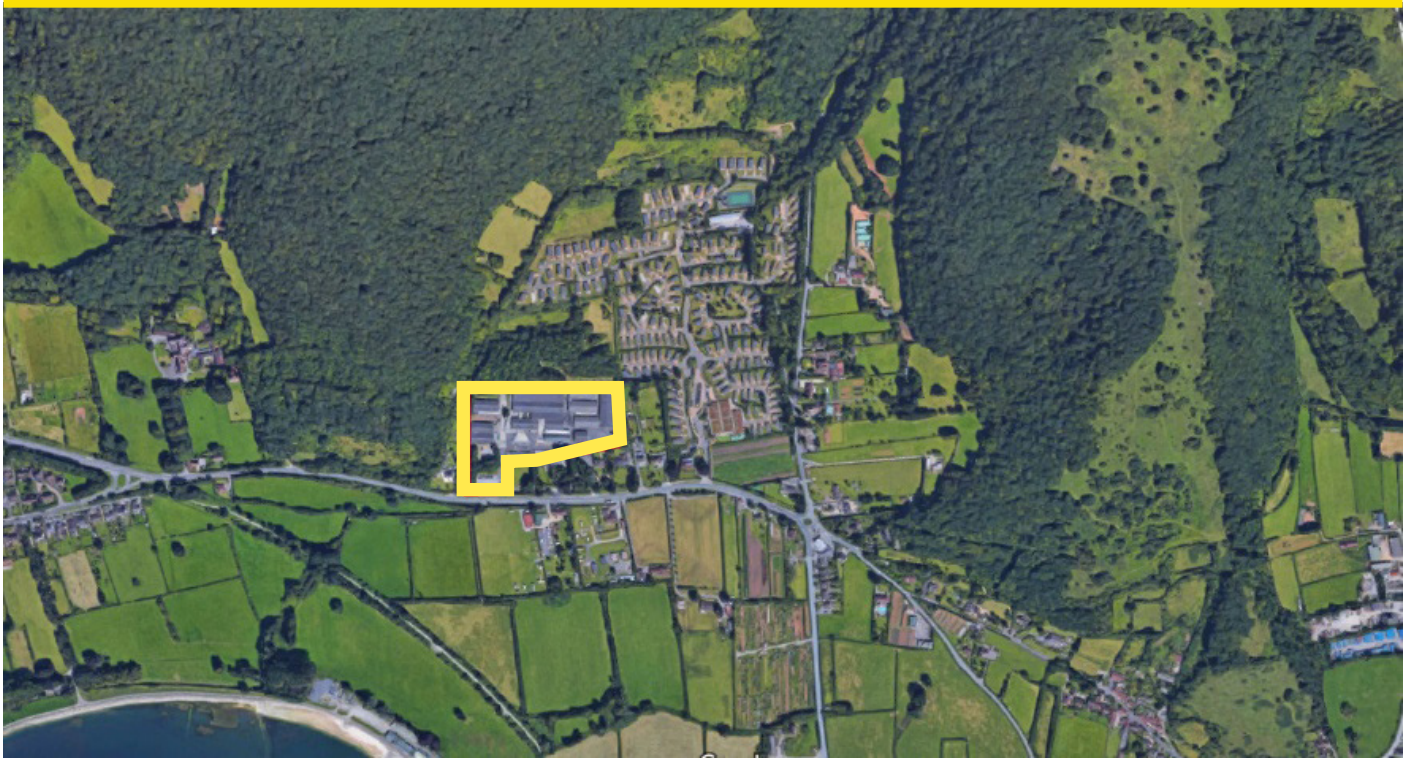
- Storage and distribution units totalling 100,040 sq ft set on 13.4 acres
- Several large warehouse units
- 2 Vehicular access points
- Office accommodation
- Loading and yard provision
- Separate hard standing car parking area

SAVILLS BRISTOL
Embassy House, Queens Avenue
Bristol, BS8 1SB

+44 (0) 117 910 2200

savills.co.uk

savills



Location

The Yeo Valley premises is located 1.5 km from Cheddar. The site is accessed directly off of Axbridge Road (A371) and is within close proximity of the B3135. Both of these roads provides links to the A38 which provides links to Bristol and the south west via the M5.

The site is surrounded by woodland to the north west and open country side to the west and south west. South of the site is low density residential dwellings and to the north east and east is the Cheddar Woods holiday resort and spa.

Transport Links

	MILES	KILOMETRES
Cheddar	0.9	1.5
Western-Super-Mare	14.6	23.49
M5 J22	15.5	24.9
Avonmouth Docks	24.6	40.07

Description

The site comprises of a number of large warehouse units grouped together, which total 106,240 sq ft. These buildings are currently used for the purpose of storage and distribution; there are 12 units all of varying size with a mixture of insulated and ambient buildings. The units are of varying heights which allows for different quantities of storage racking. Each building has loading provisions by either dock level or surface level loading doors. There are also external yard areas for loading and external storage.

There are two vehicular access points to the site directly leading to the A371. There is a large hard standing area to the south of the site which serves as a car park. To the front of the site there is an office block as well as two residential dwellings.

The site is fully bounded by mature hedgerows and has a security gate on the main entrance in.

SAVILLS BRISTOL
Embassy House, Queens Avenue
Bristol, BS8 1SB

+44 (0) 117 910 2200

savills.co.uk





Accommodation

BUILDING	SQ FT
Insulated Warehouses	45,467
Ambient Warehouses	54, 573
TOTAL WAREHOUSING	100,040
Offices	Circa 3,000
Residential Dwelling 1	1,800
Residential Dwelling 2	1,400
TOTAL	106,240

Rent

Upon application

Tenure

Available by way of a new full repairing and insuring lease or available freehold for the continuation of the current use.

Planning

We understand that the site has been previously used for B8 (storage and distribution). The site may also be suitable for B1c (light industrial) and B2 (general industrial use), subject to the necessary consents.

Contact

Robert Cleeves
+44 (0) 117 910 2227
rcleeves@savills.com

Jessica Clews
+44 (0) 117 910 0323
jessica.clews@savills.com

Interested parties are advised to make their own enquiries with the local authority.

Services

We understand that the site is fully serviced and benefits from drainage, electricity and mains water.

Rateable Value

The premises is listed on the VOA's 2017 listing as having a rateable value of £204,000.

EPC

Available on Request.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT where applicable.

IMPORTANT NOTICE

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, published for the purposes of identification only and although believed to be correct accuracy is not guaranteed. Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Designed and Produced by Savills Marketing: 020 7499 8644 | April 2019

savills