



## Units 1, 2 & 3 West 303, Sparkford BA22 7JJ

### FOR SALE

Area: 6,882.00 sq ft (639.36 sq m) | Price: £550,000

#### LOCATION:

Located at West 303, a newly established warehousing and distribution estate being the former Haynes Publishing Site in the village of Sparkford, only ½ mile from the A303 which is one of the main roads into the South West. Sparkford provides a village hall, church, the Sparkford Inn public house, a cricket field and a nearby primary school in Queen Camel.

#### KEY FEATURES:

- For drone footage click Tour button
- Newly established centre
- Outside concrete yard/allocated parking
- Warehousing and distribution units
- Easy access onto A303 within 1/2 mile

## Units 1, 2 & 3 West 303, Sparkford BA22 7JJ

### DESCRIPTION:

Newly established distribution and warehousing site with easy access onto the A303 within ½ mile. Range of industrial units from 6,882 sq ft – 27,820 sq ft.

Unit 1: Skylights and fluorescent lighting. Minimum eave height of 6.08m and a maximum of 8.25m. Roller shutter door with a width of 4.02m and a height of 3.75m. Above the stores is a mezzanine of 2.99 x 12.03m.

Within the main warehouse there is an office of 3.70m x 8.95m. Metal mezzanine in one corner of 12.07m x 12.42m with ladies and gent's WC facilities and kitchen of 2.90m x 5.89m below.

Loading bay with a minimum eave height of 3.11m and a maximum of 6.08m. Roller shutter door with a width of 3.21m x 4.19m. Loading bay of 9.88 x 17.93 with an electrically operated roller shutter door with a height of 4.37m and a width of 4.79m.

Unit 2: The most modern unit on site of steel portal frame with skylights providing good natural light and fluorescent lighting.

Restricted access with electrically operated roller shutter door with a height of 4.16m and width of 3.15m plus two self-levelling loading bays with insulated up and over electrically operated doors with a width of 2.93m and a height of 2.85m. Minimum eave height of 6.97m and a maximum 8.89m.

Unit 3: Two storey office block which could be converted back into a warehouse on the ground floor with offices at first floor. Electrically operated roller shutter door with a width of 2.95m and a height of 3.07m.

On the ground floor, offices and WC facilities. Mainly cellular offices which could be removed to make warehousing. At first floor there is mainly open plan with WC facilities and air conditioned.

### FLOOR AREA:

FLOOR	AREA sq ft	AREA sq m
Unit 3	6,882.00	639.36
<b>TOTAL</b>	<b>6,882.00 sq ft</b>	<b>639.36 sq m</b>

### TENURE:

### EPC:

### VAT:

### LEGAL COSTS:

Each party is responsible for their own legal costs.

### RATES:

For verification purposes, interested parties are advised to make their own enquiries at [www.voa.gov.uk](http://www.voa.gov.uk)

### CONTACT:

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