



Unit and The Old Wood Shed, Yonder Hill, Chard Junction, Chard TA20 4QR

- Detached industrial unit with a G.I.A. of 2,047.92 m² (22,036 ft²).
- Rural location 3½ miles south of the town of Chard.
- Timber office building with basic kitchen and toilet facilities.
- Surrounded by asphalt yard and further yard space available.

To Let
 £22,000 per annum
 EPC Rating: Exempt

Location and Description

The unit is located at Chard Junction and is set in a rural location with access onto the B3167 at Perry Street within 1 mile which gives access to the A358 which is the road between Chard and Axminster. Chard is 3½ miles away and Axminster is 5 miles away.

Detached industrial unit with a minimum eave height of 4.1 m (13'6) and a maximum of 7.2 m (23'7) with concrete floor, fluorescent lighting and Belfast sink unit. Within the unit there is a small office area. On site is a detached timber office building with electricity, basic kitchen and toilet facilities and includes a canteen area.



Accommodation

All measurements are approximate

Unit

Gross Internal Area 2,047.92 m² (22,036 ft²)

Including an office of 3.26m x 2.50m (11'10 x 8'2)



Timber Office Building

Hall

Office 1 3.54m x 2.28m (11'7 x 7'5)

Office 2 4.44m x 2.29m (14'6 x 7'6)

Kitchen	3.43m x 2.29m (11'2 x 7'6)
Ladies WC, Gents WC	
Office 3	4.47m x 4.46m (14'7 x 15'2)
Canteen	12.15m x 2.96m (39'10 x 9'8)

Tenure and Rental

The unit and the office building is available by way of a new lease on flexible terms to be agreed at a quoting rent of £22,000 per annum.

Finance Act 1989

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees should satisfy themselves independently as to VAT in respect of any transaction.

Energy Performance Certificate

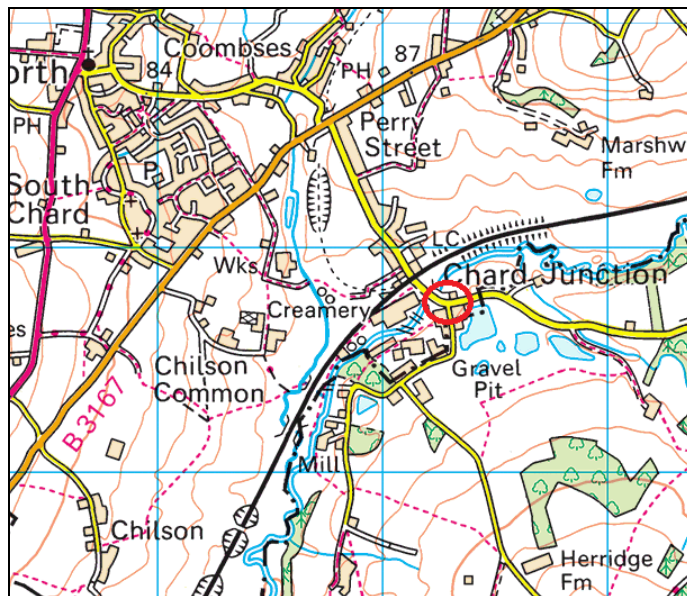
An Energy Performance Certificate is not required as the property is an unheated warehouse.

Viewing

Strictly by appointment through the Sole Agents.

Contact Info: Stephen Richards

Humberts 01823 331234
Mansfield House, Silver Street, Taunton, TA1 3DN
stephen.richards@humberts.com



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