

Unit 2C Northern Way, Cropmead, Crewkerne,
Somerset, TA18 7HJ

A light industrial unit with forecourt yard suitable for a variety of commercial uses. £16,500 Per Annum

Unit 2C

Northern Way
Cropmead
Crewkerne
Somerset TA18 7HJ



3434.00 sq ft

- Mid terrace light industrial/warehouse unit
 - Forecourt and yard area to the front
 - Viewing by appointment
 - 319 sq.m (3434 sq.ft)

£16,500 Per Annum

Yeovil Commercial
01935 423526
yeovil@symondsandsampson.co.uk



THE PROPERTY

Unit 2C comprises a mid-terrace light industrial/warehouse unit with a forecourt yard and parking area. The property features a roller shutter loading door and separate personnel entrance to the front elevation. Internally the accommodation provides an open plan warehouse which is broadly rectangular in shape and offers a minimum internal eaves height of approx 3.80 meters. In addition, there are 2 no. storage/office rooms plus a secondary pedestrian access to the rear. The total gross internal area of the property is 319 SQ M 3434 SQ FT. Please see indicative floor plan.

LOCATION

Crewkerne is an affluent and traditional market town in South Somerset, situated approx. 9 miles west of Yeovil 18 miles southeast of Taunton. Cropmead Trading Estate is the principal, commercial estate for the town and accessed off South Street. The estate is well established with occupiers including Rotalink, All Glass & Glazing, VES Precision Engineers and Parker Hannafin. The location enables easy access to A30 which links to the A303 Exeter to London trunk road M5 motorway at Taunton. Mainline rail services (London – Waterloo) is also available from Crewkerne train station which is within 0.5 miles of Cropmead Trading Estate.

LOCAL AUTHORITY

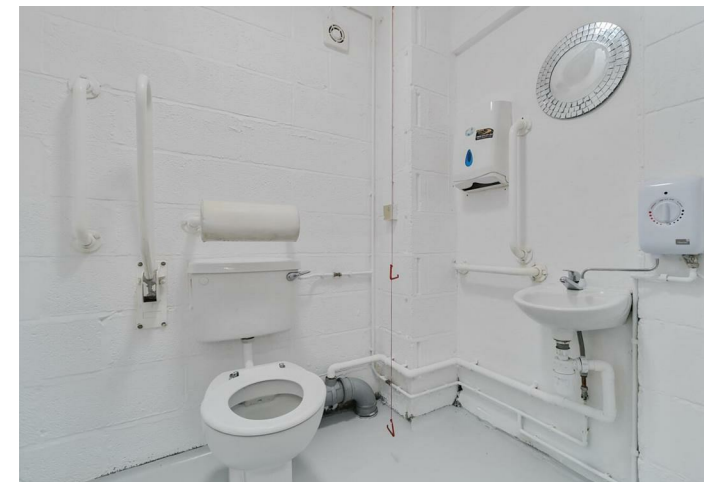
Somerset Council
Tel. 01935 462462

BUSINESS RATES

Current rateable value of £11,250. The property may qualify for small business rates relief, subject to qualifying occupation.

SERVICES

All mains services are connected including 3 phase electricity. No tests have been carried out in respect of the services, and we are unable to comment on the condition.



PLANNING

Parties are advised to make their own enquiries with the Local Authority in respect of any current permitted and/or proposed use.

EPC

Rating 99 - Band D

DIRECTIONS

What3words

///gross.untrained.revives

CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website:- www.leasingbusinesspremises.co.uk.

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.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0–25

B 26–50

C 51–75

D 76–100

E 101–125

F 126–150

G Over 150

Less energy efficient

99 This is how energy efficient the building is.

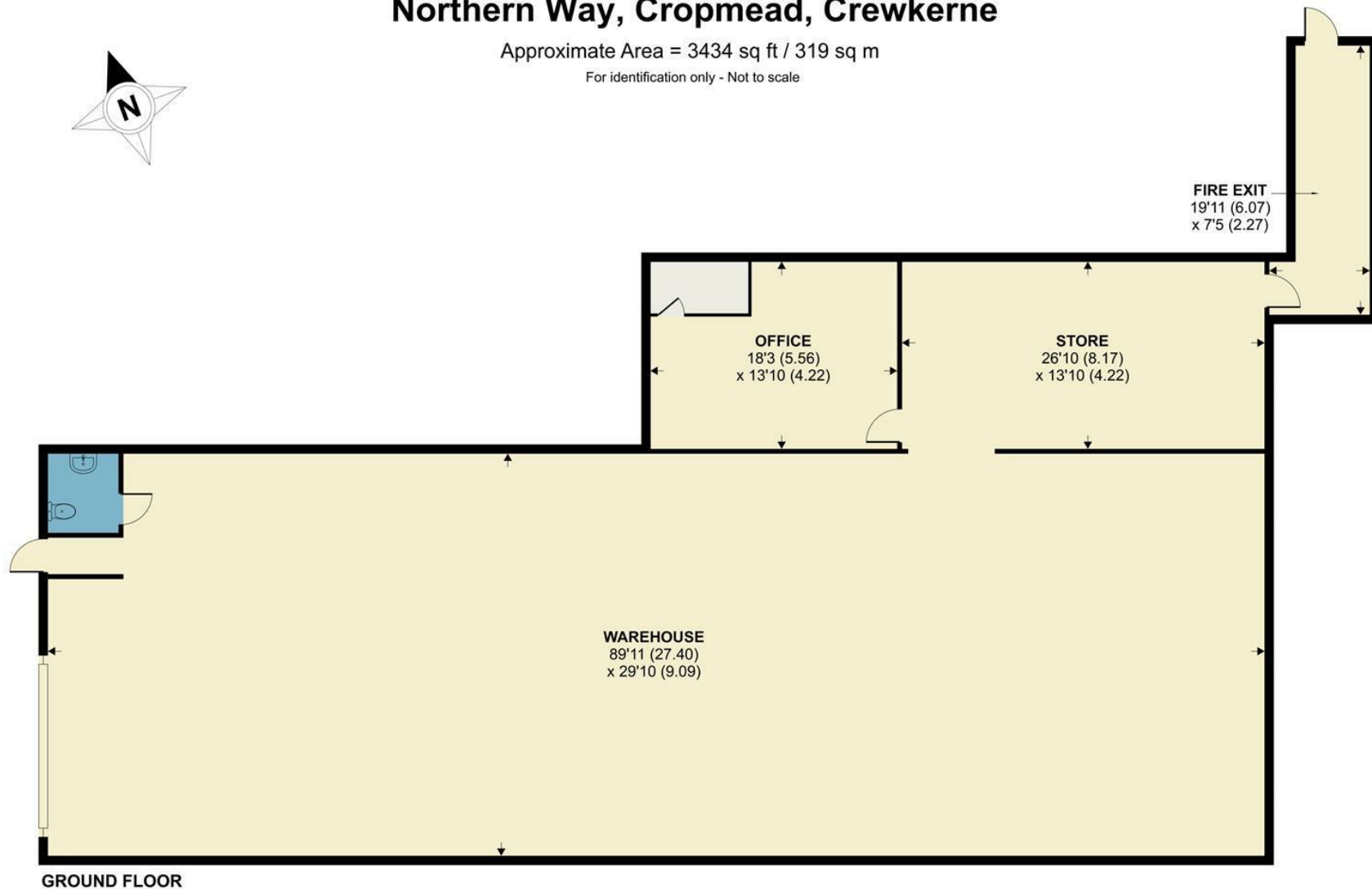
WWW.EPC4U.COM



Northern Way, Cropmead, Crewkerne

Approximate Area = 3434 sq ft / 319 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n7checom 2025. Produced for Symonds & Sampson. REF: 1257248



YEO/GDR/June2025



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