



For Sale / To Let

IPMS3 - 4,780 sqft (444.10 m²)

Unit C, The Firs
Underwood Business Park
Wells
BA5 1AF

Net Internal Area of
4,488 sqft (416.96 m²)

Key features

- Modern Purpose Built Detached Building
- Open Plan/Susp. Ceilings
- 16 On Site Car Parking Spaces
- Ducted Cat 5 Cabling
- Aircon and Double Glazed
- Immediately Available



LOCATION

Underwood Business Park is an established business location on the western outskirts of the City of Wells. Occupiers on the business park include Skape, Datamine and Unwin Funeral Directors to name a few.

DESCRIPTION

Ground and first floor office space within a modern 2 storey purpose built detached building. Predominantly open plan offices on each floor with demountable lightweight part glazed partitioning to create individual offices and meeting rooms. Property benefits from heating/air conditioning, double glazing and with ducted CAT 5 cabling throughout.

ACCOMMODATION	SIZE (sq ft)	SIZE (sq m)
Ground Floor - Useable	2,123 Sq Ft	197.27 Sq M
Ground Floor - Limited Use Area	282 Sq Ft	26.23 Sq M
First Floor - Useable	2,365 Sq Ft	219.69 Sq M
First Floor - Limited Use Area	10 Sq Ft	0.91 Sq M
IPMS3	4,780 Sq Ft	444.10 Sq M
NET INTERNAL AREA	4,488 Sq Ft	416.96 Sq M

PLANNING

We understand the property currently has consent for B1(a) office type uses. The property could be suitable a variety of alternative uses, subject to obtaining any necessary consents.

TERMS

The Freehold is available with vacant possession for £645,000.

Alternatively, the ground and/or first floor(s) are immediately available to let at £25,000 per annum exclusive, per floor or £40,000 per annum for the whole, on full repairing and insuring (or equivalent) terms.

BUSINESS RATES

A search on the Valuation Office Agency suggests the property is currently split into the following assessments (2015 List):

Ground Floor - Offices and Premises - £26,000
First Floor - Offices and Premises - £26,250

We recommend that all interested parties make their own enquiries.

LEGAL COSTS

Each Party to bear their own legal and professional costs.

VALUE ADDED TAX

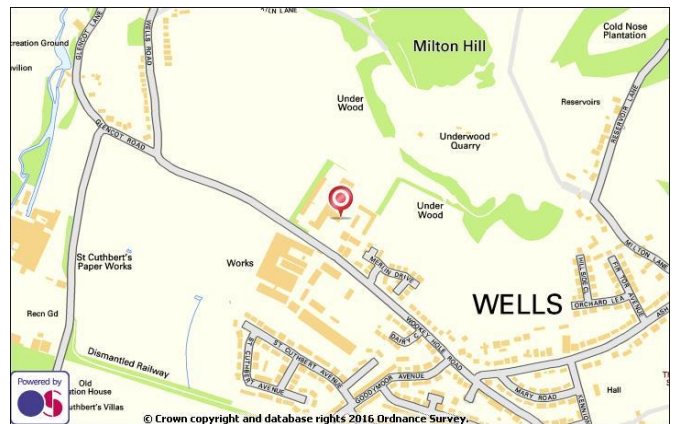
Any reference to price, premium or rent is deemed to be exclusive of VAT unless expressly stated otherwise. Any offers received will be assumed to be net of VAT unless stated otherwise. We are informed that the owner has waived exemption and therefore VAT is applicable.

ENERGY PERFORMANCE CERTIFICATE (EPC)

An energy performance certificate exists for the whole of this property and it achieves a rating of 71 (Grade C).

FIXTURES AND FITTINGS

All fixtures and fittings are specifically excluded unless mentioned in these particulars. No tests have been carried out on any appliances or services at the premises and neither the vendors nor their agents give any warranty as to their condition. Prospective occupiers should make their own investigations.



Viewing Arrangements:

Strictly by appointment with the Sole Agents RMW Knight; Tel 01749 676023 or wells@rmwknight.com

RMW Knight is a trading name of RMW Surveyors LLP (Hereafter RMWK).

Please note that these particulars are for guidance purposes only and nothing in these particulars constitute all or part of any contract, and no contract will exist or be deemed to exist until formal documentation has been completed by both parties.

All descriptions, statements, dimensions, references to availability, condition, and permissions for use and occupation or other details are given in good faith. However, they are made without responsibility and prospective purchasers/lessees must satisfy themselves as to the accuracy of the details given to them either verbally, or within this or any other document provided and neither the owners, nor their agents shall be liable for any inaccuracies. No person employed by RMWK has any authority to make or give any representation or warranty whatsoever in relation to this property. Intending purchasers or tenants should by enquiry to this office, satisfy themselves as to the correctness and availability in each case before arrangements are made to travel and view.

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