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PROPERTY CONSULTANTS

FOR SALE

# Victoria House

**Conquest Business Park, Cad Road, Ilton, Somerset, TA19 9EA**

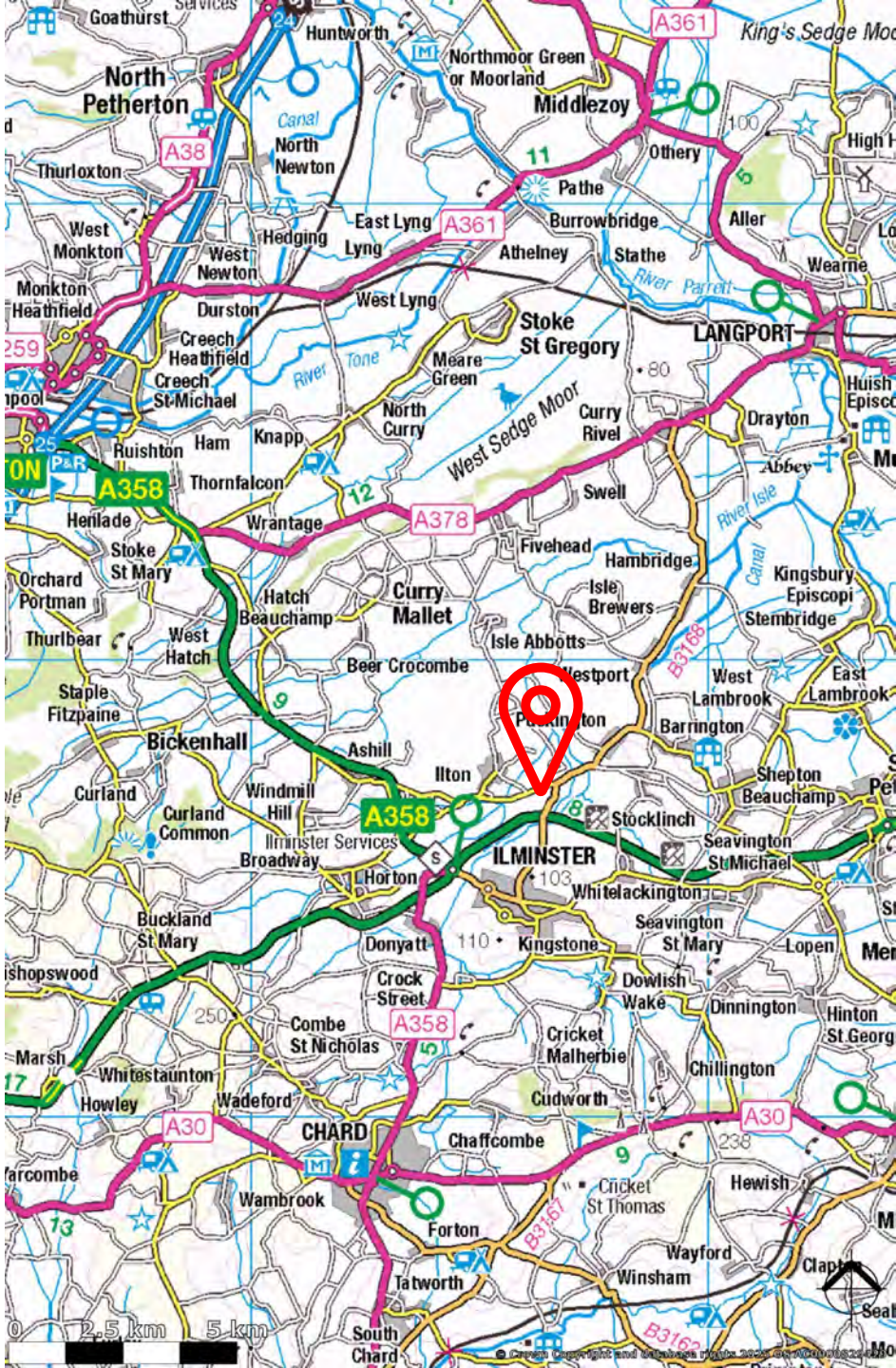
**Two detached industrial/warehouse buildings with offices and yard**
**Combined GIA of 7,789 sq ft (723.60 sq m)**

# Location

The property is located on Conquest Business Park, a small business park with good connections to the A303 and A358 (connecting to the M5 at Junction 25, Taunton.  Local occupiers include Eagle Plant, Topline Glazing and Aller Engineering.

The surrounding area is well served by local amenities and offers businesses a mix of rural setting and logistical convenience.

| A303 | M5 | Ilminster | Taunton |
|---|---|---|---|
| 3 miles | 12 miles | 3 miles | 11 miles |



# Accommodation

**Description**
A modern detached industrial/warehouse unit with brick and profiled metal cladding, featuring a secure gated yard and front/side parking. The building includes two 4m x 4.5m roller shutter doors, a glazed atrium entrance, and a roof with translucent panels for natural light. Internally, the ground floor offers a canteen with kitchen, WC facilities, open-plan office, store, and a workshop/warehouse to the rear. The first floor comprises two offices, kitchen, a comms room, and mezzanine storage. Heating is via oil-fired central system with air space heater in the workshop/warehouse and localised air conditioning in some offices. Sodium lighting is installed in the workshop/warehouse.

**Second Building**
A detached warehouse of similar construction, providing additional production/storage space. It includes two 4m x 4m roller shutter doors, a separate personnel entrance, and 4.75m eaves height. Sodium lighting is fitted.

**Services**
We are advised that all main electric and water services are connected to the premises with a private foul water system and oil fire heating . We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

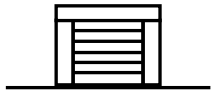
| Description | sq ft | sq m |
|---|---|---|
| **Main Building** | | |
| Ground floor (GIA) | 5,160 | 479.40 |
| *Includes offices, meeting room and staffroom/kitchen* | *1.052* | *97.73* |
| *Sub total (GIA)* | *6,427* | *597.10* |
| **Second Building** | | |
| Warehouse (GIA) | 1,362 | 126.50 |
| **Combined Total (GIA)** | **7,789** | **723.60** |


Haunch height
4.45 to 4.75m

Office content


Comfort cooling (offices)


On-site parking


Surface level Doors = 4


Kitchenette


WC facilities


# Planning | Rates | EPC | Terms

**Planning**
We are verbally advised that the accommodation has planning consent for industrial/warehouse use but any occupier should make their own enquiries to the Planning Department of Somerset Council (www.somerset.gov.uk).

**Business Rates**
The property is currently rated jointly with Conquest House (£98,000 combined rateable value) and will be re-rated separately. Interested parties should make their own enquiries to Somerset Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.
**www.voa.gov.uk.**

**Energy Performance Certificate**
An EPC has been commissioned and will be available for inspection.

**Tenure**
The property is available on a freehold basis with vacant possession.

**Purchase Price**
The property is offered at an asking price of £750,000 plus VAT.

**Legal Costs**
Each party is to be responsible for their own legal costs.

**VAT**
Under the Finance Acts 1989 and 1997, VAT will be levied on the rent/purchase price. We recommend that the prospective purchasers establish the VAT implications before entering into any agreement.

**AML**
A successful purchaser will be required to provide relevant information to satisfy AML requirements when Heads of Terms are agreed.

# Viewing Arrangements

**For further information or to arrange an inspection, please contact the agents:**


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**AK Ref:** AM/101345 **Date:** October 2025
**Subject to Contract**

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**2. Misrepresentation Act 1967**

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

**3. Control of Asbestos Regulations 2012 (CAR 2012)**

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain adv ce from a specialist source.

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