

alder king
PROPERTY CONSULTANTS

FOR SALE

Unit A-C, Mendip Business Park

Mendip Road, Rooksbridge, Somerset, BS26 2UG

Industrial/warehouse unit with trade counter, offices, secure yard and parking

Location

Located in Rooksbridge, near Axbridge in Somerset, this well-positioned industrial unit offers a rare opportunity for occupiers and investors alike. The property combines office, trade counter and industrial/warehouse space, suitable for a range of business uses. Set within a secure, enclosed yard, it provides ample space for access, loading, and storage.

The property is strategically located near major development schemes including the Gravity Smart Campus with the construction of a world class battery factory for Agratas well underway and Hinkley Point C, one of the largest infrastructure projects in the UK, both driving significant economic growth and supply chain opportunities.

With close proximity to the A38, the unit benefits from excellent links to the M5, Bristol, and the wider South-West—ideal for distribution and logistics operations.

M5

6 miles (J 22)

A38

0.2 miles

W-S-M

8 miles

Bridgwater

6 mile



Accommodation

Description
The property has been full refurbished over recent years and includes the following features:

- Trade Counter / Sales Office.
- High quality offices over two floors with kitchens, WC facilities and impressive board room.
- Main workshop / warehouse with new concrete floor.
- 3 No. roller shutter doors.
- Planning consent to further new build/extension to the building.
- New concrete yard area with secure steel palisade fencing and double entrance gates.
- Main workshop / warehouse with 5m eaves.

Parking
The property has parking in various locations around the building.

Services
We are advised that all electric (3-Phase), water and drainage services are connected to the premises. 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.

Area	q ft	sq m
Main workshop / warehouse	5,220	485
Offices	1,625	151
Secondary storage	1,960	181
Total (GIA)	8,805	817

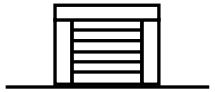
Industrial & Logistics



Office content



Surface level Doors = 3



On-site parking



Recessed LED lighting



Kitchenette



Refurbished



WC facilities



Planning | Rates | EPC | Terms

Planning
We are advised that the accommodation has planning consent for the existing light industrial and warehouse uses, with trade counter but any occupier should make their own enquiries to the Planning Department of Somerset Council. www.somerset.gov.uk

Business Rates
The property has a rateable value of £43,500. 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
The Property has an EPC rating of D (78) in respect of Unit A and an EPC of D (93) in respect of Unit C. Further details are available upon request.

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

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

Alternatively, the property may be available on a leasehold basis, with terms on application.

Purchase Price
The property has a guide price of £775,000 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 purchase price. We recommend that the prospective purchasers establish the VAT implications before entering into any agreement.

Code for Leasing
For the latest RICS advice on commercial property leasing, please consult the **RICS Real Estate Code for Leasing 2020.**

Viewing Arrangements

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

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1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

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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