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PROPERTY CONSULTANTS

FOR SALE

UNIT 1 SOUTHFIELDS ENTERPRISE PARK

Ilminster, Somerset. TA19 9FF

Detached motor/industrial/warehouse building with large compound/yard –5,415 sq ft gross approx. on a site of 0.77 acres

DEVELOPMENT POTENTIAL FOR ALTERNATIVE ROADSIDE USES (Subject to necessary consents)

Location

The property occupies a prominent position within the established Southfields Enterprise Park, strategically located adjacent to the A303 and A358, with convenient access to Junction 25 of the M5 motorway providing excellent connectivity to London, the South West, the Midlands and the wider UK motorway network.

The estate has become a recognised roadside and business destination, attracting a strong mix of national and regional occupiers. Nearby amenities include McDonald's, Costa Coffee, Travelodge and Instavolt EV charging facilities, providing excellent amenities for staff, customers and visitors alike.

Combining excellent accessibility with a range of on-site and nearby amenities, the property offers an exceptional opportunity for occupiers seeking modern business space in a well-connected South Somerset location.

A303

0.1 miles

Jct 25 M5

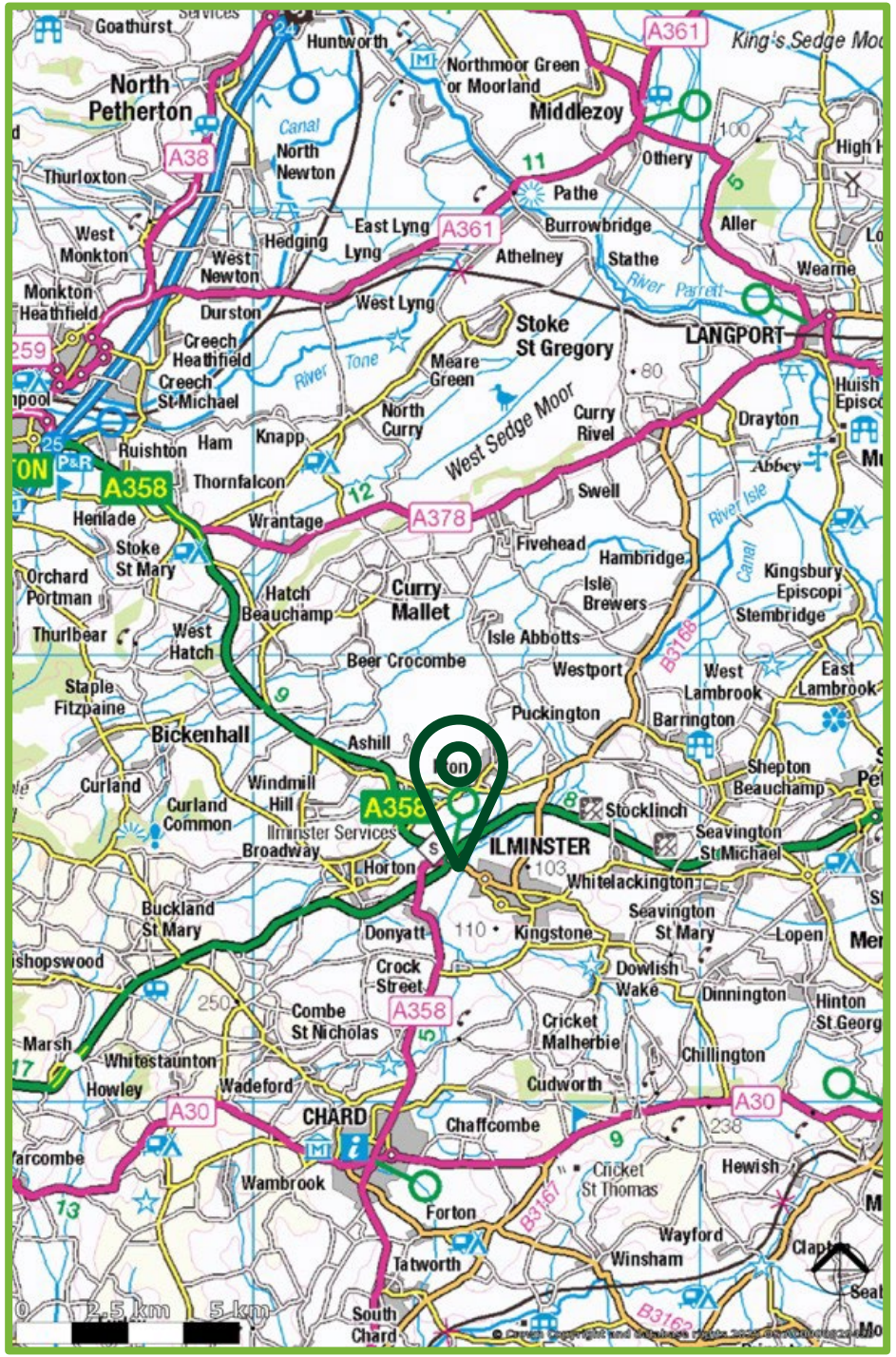
12 miles

Ilminster

1.5 miles

Taunton

11 miles



Accommodation

Description
A detached workshop unit providing offices, staff welfare facilities and vehicle workshop accommodation The ground floor includes a reception area with customer waiting space, offices and meeting rooms together with a fitted kitchen, WC facilities and a workshop with two roller shutter doors. The first floor includes further air-conditioned offices plus two mezzanine storage areas.

Externally, the **site extends to 0.77 aces (0.31 ha)** with parking and hardstanding for between 80 and 100 vehicles, plus outside storage. The site is secured by metal mesh fencing to the perimeter and double steel mesh entrance gates.

Sustainability
The property has several eco-friendly features:

- Photovoltaic roof array (20 kW).
- 22kW EV charging point.
- Air source heat pump.
- Underfloor heating.
- 30,000 litre rainwater harvesting tank.

Services
We are advised that all main 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	sq ft	sq m
Main workshop	2,406	223.48
Ancillary reception, office and ancillary	1,229	114.17
First floor offices	656	60.96
Mezzanine storage	1,125	104.47
TOTAL	**5,415**	**503.08**



Haunch height 5.25m

Suspended ceilings



Partly air-conditioned



On-site parking



Recessed lighting



Kitchen



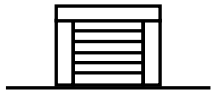
WC facilities



LED lighting



Surface level Doors = 2



Automotive

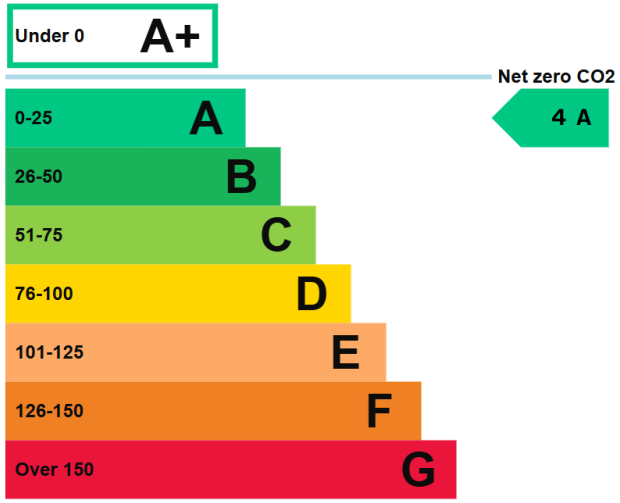


Planning | Rates | EPC | Terms

Planning
We are verbally advised that the property benefits from planning consent for workshop use with the formation of access, associated yard and parking areas, but any occupier should make their own enquiries to the Planning Department of Somerset Council. Somerset Planning Office

Business Rates
The current Rateable Value , effective from April 2026 is £30,00. 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
A new EPC has been commissioned and will be available on request. The previous (expired) EPC rating is below:



Tenure
The property is available on a freehold basis.

Quoting
The property has a guide price of £1.5m plus VAT.

Overage and Anti-Embarrassment
The sale will be subject to both an anti-embarrassment provision and planning overage. The anti-embarrassment provision will apply to any disposal within 3 years of completion, whilst the overage provisions will apply to future planning-led value enhancement for a period of 15 years. Full details are available upon request.

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

VAT
Under the Finance Acts 1989 and 1997, VAT may be levied on the purchase price. We recommend that the prospective tenants 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 a vieiwng, please contact the agents:

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AK Ref: AM/102826 **Date:** 08 2026 **Subject to Contract**

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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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