



TO LET

Phase 2, Bridge Park, Pylle

Shepton Mallet, Somerset, BA4 6TA

- A 10 acre industrial development site
- Planning permission for 72,000 sq ft of B1, B2 and B8
- Semi rural location, off the A37, close to Jon Thorner's Farm Shop
- Good car parking and HGV access
- Available on a new ground lease, terms to be negotiated

New 125 Year Ground Lease/s

Location

The site is located in a semi-rural environment off the A37 approximately 3 miles south of Shepton Mallet.

Yeovil is approximately 18 miles to the south.

Description

An industrial development site with planning permission for 72,000 sq ft suitable for Class B1, B2 or B8 uses.

Accommodation

The site has planning permission for four detached industrial units of 18,000 sq ft each.

Planning

Planning permission (Ref: 2015/0349/FUL) was granted on the 8th February 2017 for "change of use of agricultural land to create industrial park extension including erection of approximately 1.58 hectares of B1, B2 & B8 employment development (No. 4 buildings), car/lorry parking and associated landscaping". There are conditions attached to the consent including noise and working hours restrictions, further details available on request.

Lease

A new 125 year ground lease, terms to be negotiated.



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1041 FIG. 4 AERIAL VIEW (DETAIL)

LAND AT BRIDGE FARM, PYLLE

LANDESIGN ASSOCIATES
CHARTERED LANDSCAPE ARCHITECTS.
THE OLD FORGE, LOWER SOUTH WRAXALL,
BRADFORD-ON-AVON, WILTSHIRE. BA15 2RZ.
TEL (01225) 866739.

Rent

Rent on application

VAT

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.

Fixtures & 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 owners nor their agents give any warranty as to their condition. Prospective occupiers should make their own investigations.

Legal Costs

Each Party is to bear their own legal and professional costs.

Note

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

Viewing

Strictly by appointment with sole agents:-

Tim Wright, Greenslade Taylor Hunt

T: 01935 423474

E: tim.wright@gth.net

22 Princes Street, Yeovil, Somerset, BA20 1EQ



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1041 FIG.1 OS MAP CONTEXT (1 KM GRID)

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Important Notice

These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.