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Offices and Warehouses

**FOR SALE**



**TREFUSIS LODGE, TONE GREEN, BRADFORD ON TONE, TAUNTON, TA4 1HL.**

- Convenient location within 4 miles of Junction 26 of the M5.
- Office building and two warehouses with secure yard area.
- Peaceful rural working environment with ample parking.
- Warehouses: 7,818 sq ft / 726.31 sq m. Offices 1,750 sq ft / 162.58 sq m.
- Freehold Guide Price: £350,000.

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**LOCATION** – Trefusis Lodge is located within convenient access of the Taunton and Wellington, both towns being linked by the A38 and within 4 miles of Junction 26 of the M5 motorway.

Wellington has a population of approximately 15,000 and provides a thriving town centre with good communication links.

**DESCRIPTION** –

The property comprises an office building over ground and first floors, two timber clad portal steel warehouse units providing storage/workshop accommodation set within half an acre of land with ample parking provisions.

The office building is predominately open plan, benefiting from good natural light and a wetroom with shower on the ground floor.

The two timber clad warehouse unit's benefit from roller shutter door and pedestrian access. Unit 1 is predominately open plan with a small office area, whilst unit two includes a first floor area as well as a second floor storage area. Three phase electricity is provided in both units.

**ACCOMMODATION** – Our measured floor areas are as follow:-

Office Building:

Ground Floor	810 sq ft	(75.25 sq m)
First Floor	<u>950 sq ft</u>	<u>(88.26 sq m)</u>
<b>Total</b>	<b>1,760 sq ft</b>	<b>(163.52 sq m)</b>

Unit 1: 2,567 sq ft (238.50 sq m)

Unit 2:

Ground Floor	2,312 sq ft	(214.83 sq m)
First Floor	2,186 sq ft	(203.00 sq m)
Second Floor	<u>753 sq ft</u>	<u>(69.93 sq m)</u>
<b>Total</b>	<b>7,818 sq ft</b>	<b>(726.26 sq m)</b>

**BUSINESS RATES** – Rateable Value is £22,250 under the current valuation. This is set to be reduced to £14,250 per annum under the 2017 Draft Valuation. Interested parties should make their own enquiries with the Local Authority to ascertain the rates payable. A change in occupation may trigger an adjustment in the rating assessment.

**GUIDE PRICE** – The freehold is available at a guide price of £350,000.

**RENT:** The property is also available to rent. Terms by negotiation at an annual rent of £30,500.

**EPC** – The energy performance rating is E103 for the office building and D96 for both warehouse units. Copies available at [www.ndepcregister.com](http://www.ndepcregister.com).

**LEGAL COSTS** – Each party will be responsible for their own legal costs incurred with the transaction.

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