



**Industrial Unit/ Workshop/ Store**  
**TO RENT**



**Unit 2, Whitebridge Park, Meare Road, Glastonbury, BA6 9QY.**

- Located on Meare Road, less than 2 miles from Glastonbury town centre.
- Accessible unit with parking, three phase electricity on a secure site.
- Part of a recently built unit with an eaves height of 20' / 6.0 m.
- Electric roller shutter door (width 5.0m, height 5.40m).
- Total area 1,545 sq ft / 143.53 sq m.
- Rent: £9,300 per annum / £775 per month (+ VAT).

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**LOCATION**

Unit 2 Whitebridge Park is located along Meare Road, between the village of Meare and Glastonbury, each within a journey of approximately two miles in either direction.

Meare Road joins the A39 at Glastonbury and is approximately 13.5 miles to the east of junction 23 of the M5 motorway.

Whitebridge Park has independent vehicular access from Meare Road with an entrance metal security gate.

**DESCRIPTION**

The property comprises part of a recently constructed modern industrial unit of steel portal frame, with roof and walls of insulated profile steel cladding.

Unit 2 benefits from three phase electricity, mains water, an electric insulated steel roller shutter door (height 5.40 m, width 5.0 m) with an adjacent pedestrian doorway into the unit.

The roof is an insulated clad roof with roof light panels providing good natural light.

There is ample car parking and a front loading area. WC facilities are available on site.

**ACCOMMODATION** - Approximate gross internal measurements:

<b>Total:</b>	<b>143.53 sq m</b>	<b>1,545 sq ft</b>
	Width 11.56 m	Depth 12.42 m

**BUSINESS RATES**

The Rateable Value is £9,100. Interested parties should make their own enquiries with the Local Authority to ascertain the rates payable.

**RENT**

The units are available to rent via a new lease for a minimum term of three years at an annual rent of £9,300 / £775 per month per unit.

**VAT**

VAT is payable on the rent and any service charge.

**EPC**

The EPC has been commissioned and will be available shortly.

**LEGAL COSTS**

The tenant will be responsible for a contribution towards the Landlords reasonable legal costs incurred.



## LOCATION PLAN -



**VIEWINGS -** Contact: Tony Mc Donnell MRICS  
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