



Unit 1 & 2 Cary Fitzpaine Business Park, Ragg Lane, Cary Fitzpaine, Yeovil, Somerset BA22 8JB

Industrial units available to let



21528.00 sq ft

- New-build industrial/warehouse unit
 - Service yard areas and parking
 - Construction to start Q3 2026
- Excellent access to A303 trunk road
 - Use under class B2/B8
- Special requirements can be met (STC)

£92,500 Per Annum

THE PROPERTIES

The site consists of approved proposals for two new-build industrial units of steel frame construction with elevations of insulated profile sheet cladding, below a sheet roof that incorporates approx. 10% translucent roof lights, allowing good levels of natural daylight throughout the space. The buildings are designed to provide a durable, low-maintenance and highly functional warehouse/distribution facility which benefits from minimum internal eaves to approx. 7.00 meters plus full height roller shutter loading doors and separate pedestrian entrances.

Internally, the units will provide flexible and open clear span warehouse accommodation (20 m x 50 m) over a single ground floor, suitable for a variety of business, industrial and storage/distribution uses, with ancillary areas and WC facilities. Once built, each unit will remeasure approx. 1,000 sq. m / 10,764 sq. ft., gross internal areas and benefit from allocated forecourt parking and loading areas and a central service yard.

Quoting Rent: £95,500 per annum (per unit). / £8.50 psf.

The units are available to occupy independently with the option of taking both to meet occupier requirements, please contact the agent for further information.

LOCATION

Cary Fitzpaine is strategically located within 1 mile of the A303. The A303 is the principal arterial route linking London to the South West, linking with the M3 motorway (70 miles east) and M5 motorway at Exeter (50 miles south-west). Junction 25 of the M5 motorway are also located within 30 miles at Taunton via the A378 providing access to Bristol, South Wales and the Midlands. Mainline rail services are available from Castle Cary (5.00 miles) providing high speed links to London (Paddington) and across the South/South West region.

WHAT3WORDS

///sliding.obstinate.tribune

SERVICES

Mains electricity, water and drainage.

PLANNING

Somerset Council - reference , 22/03342/FUL.

TENURE

The premises are available by way of new full repairing and insuring leases for a term to be negotiated.

USE

Use Class B2/B8.

LOCAL AUTHORITY

Somerset Council - Tel: 0300 123 2224

EPC

TBA

BUSINESS RATES

Each unit will be assessed for Business Rates on completion.

VIEWINGS

Strictly by appointment only.

George Rogers

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LEGAL COSTS

Each party to be responsible for their own legal and surveyors costs incurred in the transaction.

CODE FOR LEASING BUSINESS PREMISES

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.

FINANCE ACT 1989

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees should satisfy themselves independently as to VAT in respect of any transaction.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

GR/28.01.2026



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