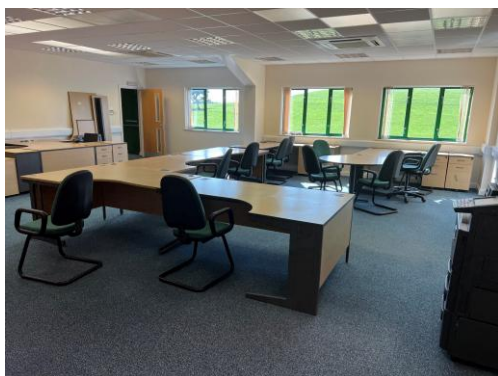


# Unit 22b, Lodge Hill Industrial Estate

Westbury-Sub-Mendip, Wells BA5 1EY

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AND  
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## Description

A first-floor office suite providing open plan office accommodation with views to the rear over the rolling countryside. The office benefits from category II lighting, air conditioning perimeter trunking and carpeted floors.

Shared lift access, communal kitchen and WC block on the same floor.

Ideal for those looking for office accommodation for anywhere between 4 and 12 people.

Office furniture in situ available if desired.

Ample parking on site.

<b>Net Internal Area</b>	99 sq m	1,062 sq ft
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## Location – [W3W///occupations.skate.cloud](https://www.w3w.com/occupations.skate.cloud)

The unit forms part of Lodge Hill Industrial Estate in Westbury-Sub-Mendip; an established business location on the edge of a small village and approximately 4 miles west / 10-minute drive time from Wells City Centre.

## To Let – £7,500 pa, excl.

### Lease Terms

Subject to Contract & Vacant Possession  
Subject to a lease but the Landlord is inviting interest on a new lease on broadly the following terms:

- Full repairing and insuring equivalent basis
- Rent Review at the 3<sup>rd</sup> anniversary
- Lease to be excluded from the provisions of the Landlord & Tenant Act 1954 Sections 24-28 inclusive (i.e. no automatic right to renew at lease expiry)
- Estate Management Charge Contribution of £495 per annum, index linked
- Tenant to contribute £750 towards Landlord's proper and reasonable legal costs
- Deposit subject to references/credit checks.

### Commercial Lease Code

Prospective tenants should seek professional advice from a qualified property adviser before entering a legally binding contract. Information can be found via: <http://www.leasingbusinesspremises.co.uk>

**Local Council:** Somerset Council (formerly part of Mendip District Council)

**Planning:** We understand the unit benefits from consent for Class E – Commercial, Business and Service type uses. Not Listed or within a Conservation Area.

**Business Rates:** Not separately assessed for business rates. Small Business Rates Relief up to 100% is available to qualifying occupiers of premises with a Rateable Values less than £12,000. Interested parties should rely on their own enquiries to the local authority to ascertain the precise rates payable.

**EPC Rating & Score:** B38. Copy available upon request.

**VAT:** We understand that VAT is payable on the rent and estate management charge.

**Viewings:** By appointment only through the sole agents **Cooper and Tanner – 03450 34 77 58**



COMMERCIAL DEPARTMENT

Telephone 03450 347758 / [commercial@cooperandtanner.co.uk](mailto:commercial@cooperandtanner.co.uk)

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Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

