



Unit C2 Cadbury Business Park, Sparkford,
Yeovil, BA22 7LH

Unit C2

Cadbury Business Park
Sparkford
Yeovil
BA22 7LH

Self contained industrial unit available to let.



11353.00 sq ft

- Modern industrial unit with excellent access to A303
 - Forecourt loading and service yard areas
- Forming part of an established managed business park
 - Use under class B2/B8
 - Flexible lease terms (STC)
 - Available to let immediately
- Available as a whole or on an individual basis

£96,000 per annum

Dorchester Commercial
01305 261008 ext 5
commercial@symondsandsampson.co.uk



LOCATION

Cadbury Business Park is an established mixed business park strategically located within 1 mile of the A303 at Sparkford. 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 Castled Cary (5.00 miles) providing high speed links to London (Paddington) and across the South/South West region.

THE PROPERTY

Unit C2 is of a modern steel frame construction with elevations comprising a combination of brickwork and 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 full height roller shutter loading doors and a separate pedestrian entrances.

Internally, the unit offers a flexible and open clear span warehouse accommodation over a single ground floor, suitable for a variety of business, industrial and storage uses. Unit C2 has a minimum internal eaves height of approx. 5.30 meters. Unit C2 also features integral office/staff areas with independent kitchen and WC facilities.

Unit C2 - 1,054.60 sq. m / 11,353 sq. ft.

Externally, the unit benefits from concrete-surfaced forecourt loading area and allocated parking.

RENT

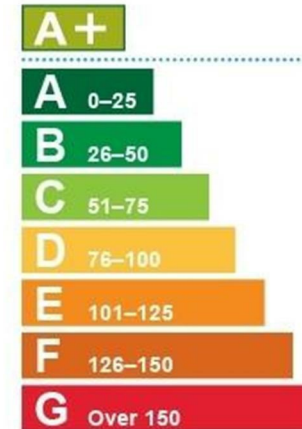
£96,000 per annum

TENURE

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



More energy efficient



Net zero CO₂ emissions

90 This is how energy efficient the building is.

Less energy efficient

USE

Use Class B2/B8.

Parties are advised to make their own enquiries with the Local Authority in respect of any current permitted or proposed use.

LOCAL AUTHORITY

Somerset Council - Tel: 0300 123 2224

BUSINESS RATES

Business Rates - pending reassessment.

Interested parties are advised to make their own enquiries with the Local Authority.

WHAT3WORDS

///dreading.worth.prevented

SERVICES

Mains three phase electricity and water.

Private drainage, subject to sub-metered surcharge.

ENERGY PERFORMANCE CERTIFICATE

99 (D)

VIEWINGS

Strictly by appointment only.

George Rogers

grogers@symondsandsampson.co.uk

01935 382902

REFERENCES/RENT DEPOSITS

Financial, accountancy and other references may be sought from any prospective tenants prior to agreement.

Prospective tenants may be required to provide a rental deposit subject to landlord's discretion.

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.

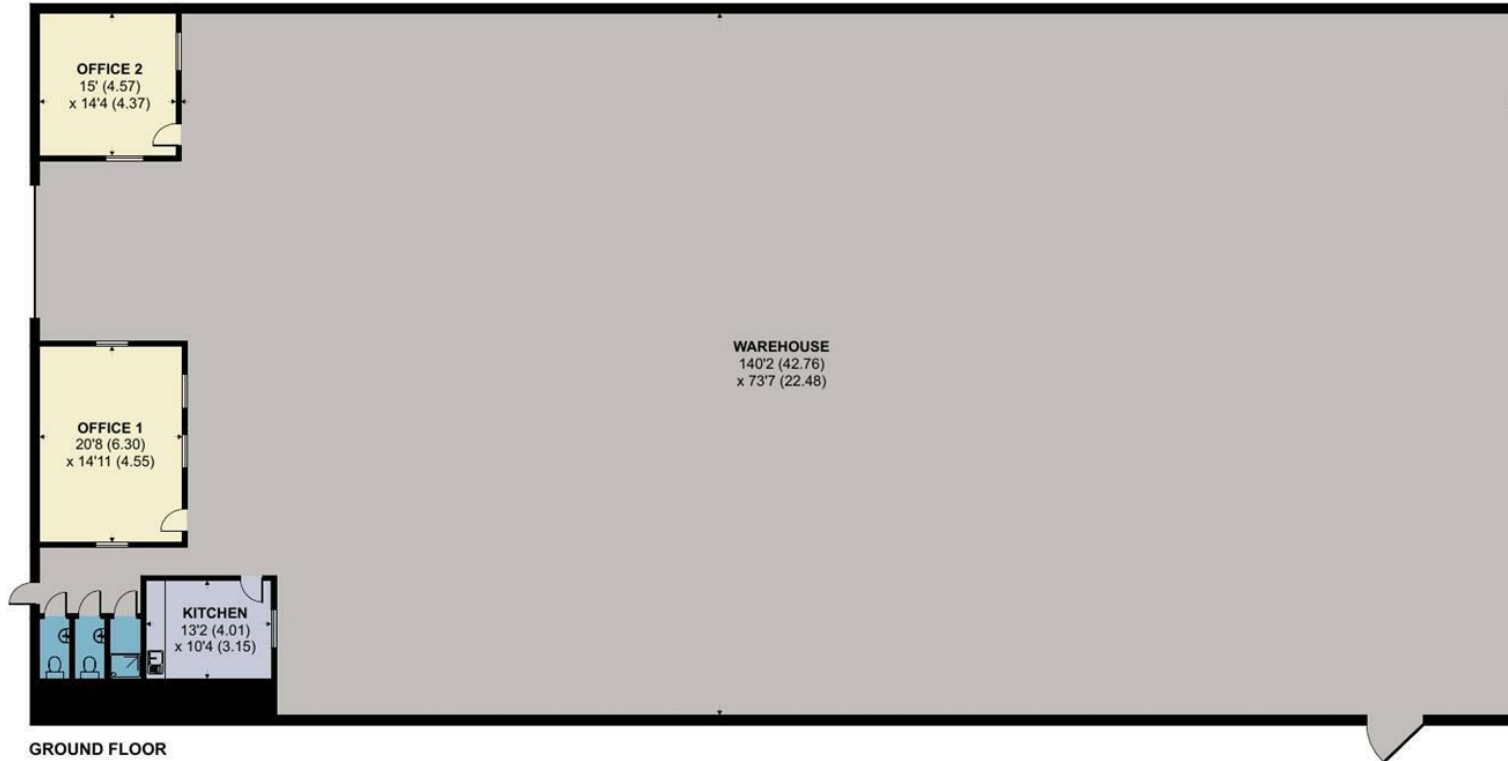
LEGAL COSTS

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

Sparkford, Yeovil

Approximate Area = 11353 sq ft / 1054.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2025. Produced for Symonds & Sampson. REF: 1394837



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