



FOR SALE

PROJECT HOUSE CONQUEST BUSINESS PARK ILTON, TA19 9EA



16, 375 sq.ft. (1,521.3 sq.m.)
Approx. Gross Internal Area
On a site area of 1 acre (0.41 ha)

- Semi-rural business park
- Close to A303 & A358
- Multi-function complex of buildings on a corner plot





Location:

Conquest Business Park is located 2.2 miles from Ilminster Town Centre, where local amenities include a range of shopping outlets, banks and Post Office. The property is approximately 9.6 miles from Taunton (and J25 of the M5 motorway). The A303 is accessed via the Southfields roundabout (3 miles) with the A358 around 2.25 miles distant.

Description:

The property comprises a two storey office building with ground floor offices, showroom area and WC accommodation, with further compartmental offices on the first floor. The offices are carpeted throughout with power and data points, central heating system (oil fired boiler in the production building) and mainly fluorescent lighting. The building links (at the rear) to the production building.

The production building is of steel portal frame construction and includes a 100% mezzanine floor. To the ground floor the accommodation has been split into a number of production areas and rooms (formed with demountable partitioning), with a suspended ceiling and recessed fluorescent lighting.

The building has 4 roller shutter doors (5.5m wide and 4.5m high) into the rear yard area and an eaves height of 5.6m. The mezzanine floor provides further storage/production space with access via two internal metal staircases and has a suspended ceiling with fluorescent lighting throughout.

Within the yard area to the rear of the site is a detached warehouse building, constructed in around 2010 of steel portal frame construction, with 3 electrically operated roller shutter doors (4m wide and 4.35m high) into the rear yard and an eaves height of 4.5m. The building has power and sodium lighting.

To the rear of the site is a secure concrete yard area with further landscaped areas around the buildings. Generally, the complex has 3 phase power, intruder and fire alarm systems.

The property has 4 car parking spaces in front of the office building with a further gravelled parking area to the side with space for approximately 18 cars.

Accommodation:

Area	Sq ft	Sq m
Offices & showroom	2,381	221.26
Ground floor production	5,042	468.44
Mezzanine production/storage	4,789	444.86
Detached warehouse	4,163	386.74
TOTAL GIA	16,375	1,521.31



Tenure:

The complex is available on a freehold basis with vacant possession.

Price:

£675,000, exclusive.

Rates:

Rateable Value (2017): £41,250





Services:

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

Legal Costs:

Each party to bear their own legal costs incurred in any transaction.

VAT:

All prices quoted are exclusive of VAT, which may be chargeable.

EPC:

EPC Rating: **C** (56)

Viewing:

Strictly via joint agents:

Harris Lamb
75-76 Francis Road
Edgbaston
Birmingham
B16 8SP

Tel: 0121 455 9455
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Date: April 2019



