

# Unit 1 (Ground Floor), Bishopbrook House

Cathedral Park, Wells BA5 1FD

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## Description

A high-quality L-shaped ground floor office suite within a modern purpose-built detached office building. Access is via a shared entrance with a manned reception. Specification includes suspended ceiling with inset LED lighting, air-conditioning, raised floor boxes and carpeted floors. Currently has a range of good quality partitioning dividing the space into a 3 separate offices and meeting rooms – *due to be removed*. Generous floor to ceiling height of 2.95 metres.

Shared WC facilities. 4 allocated car parking spaces.

Other occupiers of the office include Old Mill Accountants, Mogers Drewett and Hlgos Insurance to name a few.

Ideal for those looking for office accommodation for anywhere between 6 – 10 staff. Can offer as is, or a slightly smaller unit.

**Option 1 – L-Shape (as is)**      110 sq m      1,188 sq ft

**Option 2 – Rectangle**      92 sq m      986 sq ft

Areas quoted above are Net Internal Areas  
Indicative floorplans available upon request

**To Let – £15.00 per sq ft.**





*Currently part of the L-Shape section*



**Lease Terms:** Available from September 2024 on a new sub-lease on broadly the following terms:-

- 5-10 year term
- Full repairing and insuring equivalent basis via a service charge, estimated at £6.10 per sq ft; includes electric, further details available upon request
- Tenant-only break-clauses every 3 years
- 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)
- Each Party to bear their own legal and professional costs
- Deposit subject to references/credit checks.

**Services:** We understand the unit benefits from connection to mains water and electricity. Air-conditioning. No gas. Services and appliances not tested.

**Location:** [W3W///insisting.tulip.mows](http://insisting.tulip.mows)

Bishopbrook House is located on the south-western corner of Cathedral Park, a high-quality mixed-use business park situated adjacent to the A371, immediately to the south of the city centre.

**Planning:** Local Council is Somerset Council (formerly part of Mendip District Council). 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:** To be assessed.

**EPC Rating & Score:** 37B. Copy available upon request.

**VAT:** We understand that VAT is payable on the rent.

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

**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>



COMMERCIAL DEPARTMENT

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