

gth



Commercial Investment - For Sale

Units H & J Mendip Business Park, Rooksbridge, nr Bridgwater, Somerset, BS26 2UG

Investment Summary

- Well located adjacent to the A38 and within 3 miles of Junction 22 of the M5 motorway.
- Modern steel framed insulated unit on an established business park.
- Suitable to be split into a number of units to let separately if required.
- Currently let to Eurostove Ltd until October 2034, paying £102,000 per annum.
- Current rent £6.25 psf, potentially reversionary, with rent review in October 2028.
- Total GIA 16,713 sq ft.
- Loading and parking to the front, plus separate land for parking 14 additional vehicles.
- Additional land of 0.212 acres providing access to rear of units, available separately.
- Freehold.
- GUIDE PRICE: £1,400,000 reflecting a net initial yield of 7%, having allowed for purchaser's costs.
- A purchase at this price reflects £83.76 psf.



Situation

Mendip Business Park houses a diverse mix of industrial, logistic and trade occupiers, offering an established business environment supported by strong local labour availability and convenient access to amenities. This strategic setting makes the building particularly attractive for manufacturing, distribution and warehouse operations seeking a highly accessible Somerset base.

Location

The premises are prominently situated within Mendip Business Park, a well established commercial destination in Rooksbridge, Somerset.

The park benefits from excellent road connectivity being located adjacent to the A38, within a few minutes' drive of Junction 22 of the M5 motorway, providing fast access to the South West and national motorway network. Being approximately 25 miles south of Bristol and close to both Bridgwater and Weston Super Mare, the property is ideally positioned to serve both regional and national occupiers within a large catchment area.





Description

The property comprises a modern industrial unit occupied by one tenant but equally capable of being split into three units; possibly six if land available to the rear is also acquired. The premises have the following features:-

- Clear span steel frame with insulated profiled steel cladding to the elevations and roofs.
- Ground floor showroom and good quality first floor offices to the front of Unit H.
- WCs within Units H1, H2, J1 and J2.
- Minimum eaves height 5.57m and maximum 6.76m.
- Roof lights providing natural light throughout.
- Two roller shutter vehicular loading access doors to front 5m wide and 4.35m high.
- 3 phase electricity, mains drainage and water.
- Yard to front for loading and additional land providing separate parking for 14 vehicles.





Floor Areas (approx. GIA)

H1 (Front)

Ground Floor	262.60 sq m	2,826 sq ft
First Floor	76.26 sq m	820 sq ft

H2 (Rear)

Ground Floor	176.05 sq m	1,895 sq ft
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M (Middle)

Ground Floor	592.18 sq m	6,374 sq ft
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J1 (Front)

Ground Floor	266.82 sq m	2,872 sq ft
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J2 (Rear)

Ground Floor	178.97 sq m	1,926 sq ft
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Total	1,552.88 sq m	16,713 sq ft
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NB There are steel framed mezzanines used for storage within the units installed by the tenant that are not included above.

Tenancy

The premises, which includes the separate land used for parking, is let to Eurostove Ltd via a 10-year lease from 14th October 2024, expiring 13th October 2034. The protected lease has a tenant's break on 14th October 2029 subject to 6 months' prior written notice. Eurostove pay a rent of £102,000 per annum, there is an upward only rent review to market rent on 14th October 2028 and the landlord's costs in maintaining and repairing the premises, the communal areas and the



insurance premium are recoverable via a service charge.

Covenant

Eurostove have been trading since April 2004. They have a credit rating low-risk score and their July 2024 accounts show a net worth of £1,500,000.

Energy Performance Certificate

Units H & J have an asset rating of C-65. A full copy of the EPC is available upon request.

Tenure

Freehold.

VAT

We are advised that the property is registered for VAT. It is anticipated that the sale will be structured as a transfer of a going concern (TOGC).

Anti-Money Laundering

In order to comply with Anti-Money Laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser at the appropriate time.

Proposal

The property is available for sale as an investment with the tenant in situ at a guide price of £1,400,000, subject to contract and exclusive of VAT. A purchase at this level reflects a net initial yield of 7%, assuming standard purchaser's costs.

The 0.212 acres of land to the rear of the property is also available via separate negotiation, this being suitable for potential development or to provide access to the back of the property to enhance flexibility for future occupation.



NB: The area edged blue is the additional 0.212 acres for sale separately





Viewing

Strictly by appointment with sole agents:-

Duncan Brown/Joseph Hughes /Zack Dennington

Greenslade Taylor Hunt

9 Hammet Street

Taunton

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