

# ROUGHMOOR ENTERPRISE CENTRE



## **Location and Situation**

Williton is home to West Somerset Council at the busy crossroads of the A39 and A358 leading to Minehead approximately 9 miles to the north, Taunton 16 miles to the south and Bridgwater 17 miles to the east.

The units are within the well-established Roughmoor Industrial Estate just off the A39 on the eastern fringe of the town. Access to both junctions 25 and 26 of the M5 motorway is around 19 miles away to the south and east, with mainline rail services available at Taunton railway station 16 miles to the south providing regular intercity links to London.

## **Description**

The scheme provides some 2,360 sq m (25,401 sq ft) of accommodation. The accommodation provides a high quality environment with flexible workspace.

## **Tenure**

Units are available to let by way of new internal repairing 3 or 5 year lease with a 6 month notice clause. The rents are subject to VAT. The incoming tenant will be required to pay their own legal fees.

## **Business Rates**

Further information on Small Business Rate Relief is available from the District Council.

## **Planning**

These units have the benefit of planning permission for B1 Use (light industry/offices) and B2 Use (general industry). They are also suitable for B8 Use (storage and distribution), subject to the grant of a further permission where necessary.

## **Car Parking**

Each Unit includes dedicated car parking. There are also additional car/motorcycle/bicycle spaces for visitors to the site.

**Services**

Tenants are responsible for their own water, drainage and electricity bills. Phase three power is available on site but would need to be connected to units at the tenant's expense.

**Waste**

The Council provides containers on site for general waste and are emptied weekly. A container for cardboard and paper is also available and is emptied on an ad hoc basis.

**Interpretation Panel**

An interpretation panel is at the front of the site which includes the names of all the occupied units.

**Maintenance Obligations**

The tenant is responsible for the maintenance and repairs to the inside of the unit. The Landlord is responsible for repairs to the outside.

The Service Charge is included in the rent except for the fire alarm maintenance, which is re-charged to the Tenant on an apportioned basis.

Depending upon the use of the unit the Tenant may be asked to pay an insurance premium. This is assessed by the Council's insurance provider.

**RICS CODE OF PRACTICE FOR COMMERCIAL LEASES**

You should be aware that the Code of Practice for Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before entering into a business agreement. The Code is available through professional institutions and trade associations or via the website [www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk)

These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and is expressly excluded from any contract.

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