



MORGANS BUSINESS PARK

HENSTRIDGE
BA8 0TN

TWO MODERN LOGISTICS WAREHOUSES
FOR SALE (MAY LET) - INDIVIDUALLY OR COMBINED

3 28,426 sq ft (2,640.89 sq m)

4 34,460 sq ft (3,201.43 sq m)

KEY FEATURES



FOR SALE - FREEHOLD (MAY LET)



TWO DETACHED UNITS
ON SELF-CONTAINED
SITES



DOCK LEVEL AND
SURFACE LEVEL
LOADING DOORS



FULLY CONCRETED
LARGE LOADING AREAS



POWER FLOATED
CONCRETE FLOORS



OFFICES TO
GAMMA (UNIT 3)



FULLY RACKED,
NARROW AISLE TO
DELTA (UNIT 4)



MORGANS BUSINESS PARK | HENSTRIDGE | BA8 0TN

↑ TO BIRMINGHAM

← TO SWANSEA

M4/M5 INTERCHANGE

TO LONDON →

← TO PLYMOUTH

**MORGANS
BUSINESS
PARK**
HENSTRIDGE
BA8 0TN

SAT NAV: BA8 0TN

WHAT 3 WORDS: ///KILTS.STRIDES.PROFILED

LOCATION

Morgans Business Park is situated adjacent to Henstridge Airfield, just 30mins drive east from Yeovil, located in the district of South Somerset, close to Somerset's southern border with Dorset.

Henstridge is in close proximity to three A-roads: the A37, A303 and A350. The road network allows for easy linkage into local commercial hubs, Yeovil, Taunton, Poole and Southampton.

DRIVE DISTANCES:

YEOVIL 14 MILES

TAUNTON / M5 J25 40 MILES

BRISTOL 41 MILES

M4/M5 INTERCHANGE 50 MILES

SOUTHAMPTON PORT 50 MILES

LONDON 110 MILES

LOCAL OCCUPIERS INCLUDE:



MORGANS BUSINESS PARK

← TO CAMP ROAD



This is a well presented estate with many established occupiers in the immediate vicinity. Access is taken from Camp Road, less than a mile south of the A30. The estate is formed from four new build units off a new concrete access road.



4 NEW BUILD
UNITS



LESS THAN 1 MILE
FROM A30



NEW CONCRETE
ACCESS ROAD

AVAILABILITY

Available for sale or to let, individually or together.

4 DELTA

Accommodation	SQ FT	SQ M
Warehouse	34,460	3,201.43
TOTAL	34,460	3,201.43

3 GAMMA

Accommodation	SQ FT	SQ M
Warehouse	26,907	2,499.78
Office / Ancillary	1,519	141.11
TOTAL	28,426	2,640.89

We have measured the two warehouse units on a gross internal area (GIA) basis in accordance with the Code of Measuring Practice 6th Edition.

For indicative purposes only.

GAMMA

28,426 SQ FT (2,640.89 SQ M)

Detached warehouse / industrial unit built in 2022.

The building consists of a steel portal frame construction with insulated metal composite cladding and a minimum eaves height of 10.15m, rising to a maximum (pitch) height of 12.50m and ground floor office / ancillary accommodation, including kitchen point and WCs.



MINIMUM EAVES
HEIGHT OF 10.15M



2 DOCK LEVEL
LOADING DOOR



2 SURFACE LEVEL
LOADING DOORS



POWER FLOATED
CONCRETE FLOOR



LED PIR SENSORED
LIGHTING



CONCRETE SURFACED
LOADING YARD



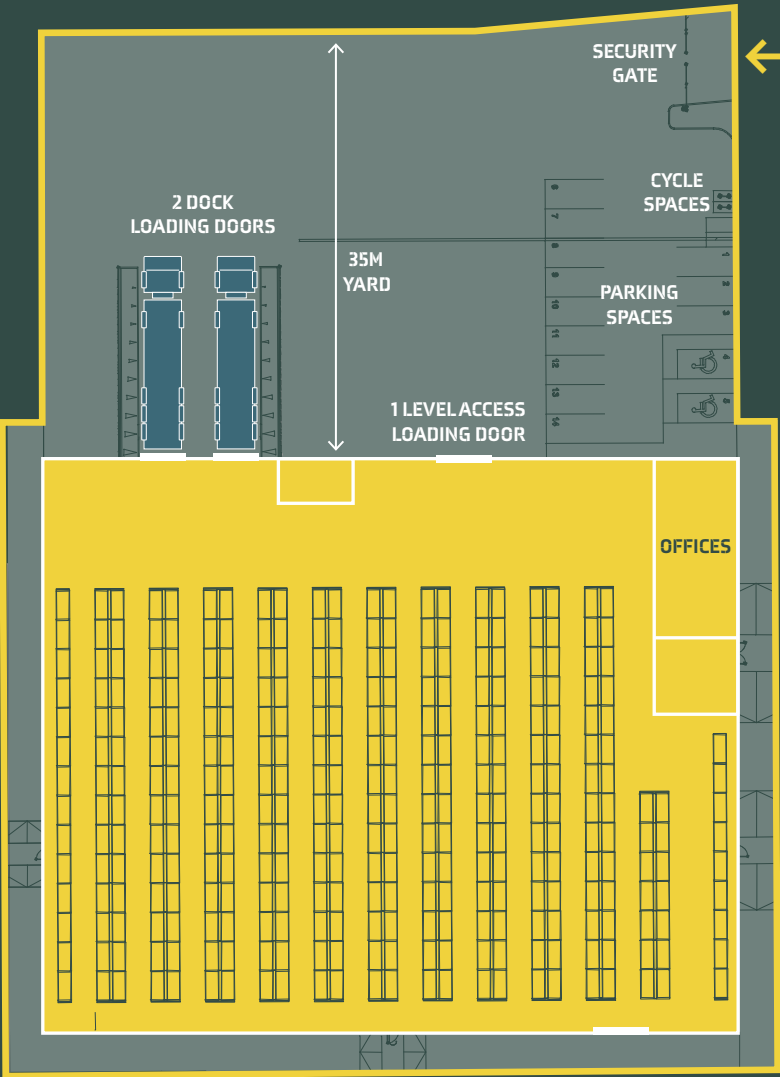
GROUND FLOOR
OFFICE / ANCILLARY



SOLAR PV ARRAY TO
ROOF AREA IN PART



SECURITY
GATED YARD



1 LEVEL ACCESS
LOADING DOOR

**RELATIVE SITE COVERAGE OF 35%
BASED ON A TOTAL SITE AREA OF
APPROXIMATELY 1.99 ACRES**

For indicative purposes only.





DELTA

34,460 SQ FT (3,201.43 SQ M)

Detached warehouse / industrial unit built in 2023.

The building consists of a steel portal frame construction with insulated metal composite cladding and a minimum eaves height of 11.65m, rising to a maximum (pitch) height of 13.60m. There are no offices / ancillary accommodation presently installed at the warehouse, albeit with provision to put these in (glazing and bracing to the frame accounts for this) together with a need to connect into the mains services.



MINIMUM EAVES
HEIGHT OF 11.65M



2 DOCK LEVEL
LOADING DOOR



1 SURFACE LEVEL
LOADING DOOR



POWER FLOATED
CONCRETE FLOOR



LED PIR SENSORED
LIGHTING



CONCRETE SURFACED
LOADING YARD



FULLY RACKED, NARROW
AISLE WITH REQUISITE
FORKLIFT & TRACKING SYSTEM

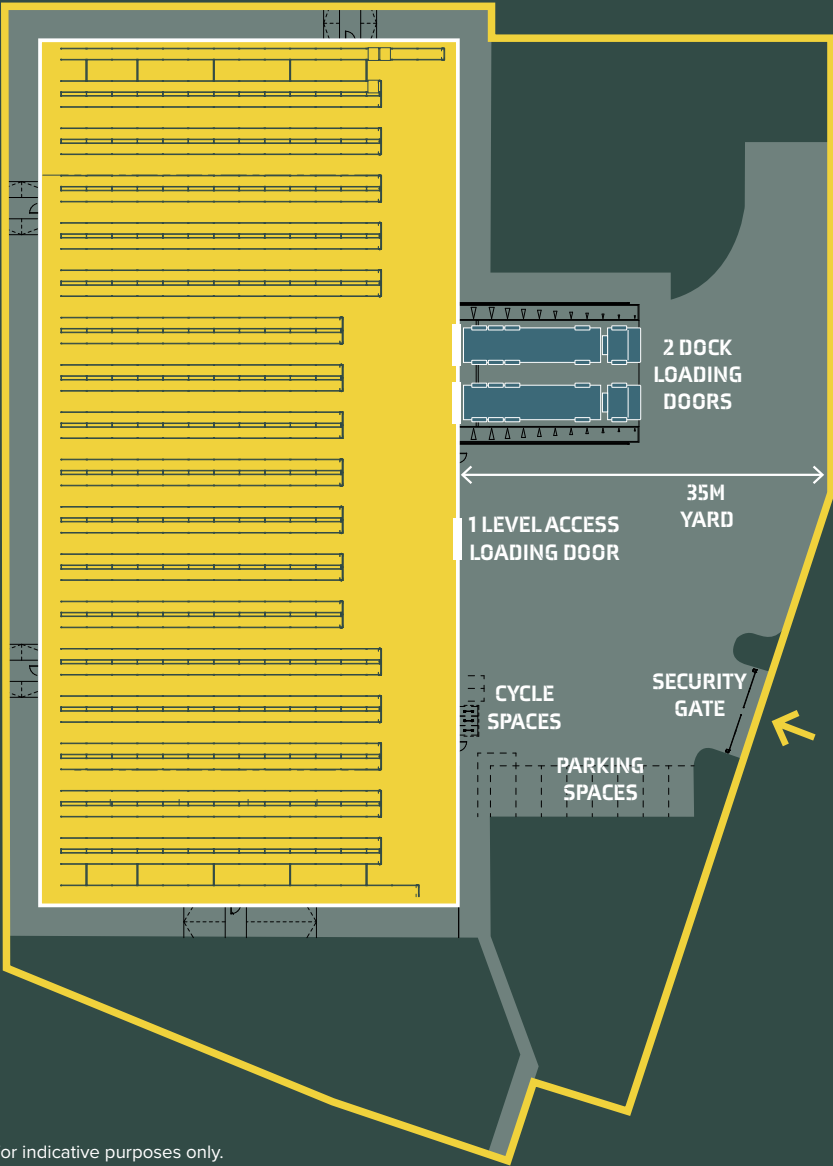


35M
YARD DEPTH



SECURITY
GATED
YARD

RELATIVE SITE COVERAGE OF 30%
BASED ON A TOTAL SITE AREA OF
APPROXIMATELY 2.74 ACRES



For indicative purposes only.



FURTHER INFORMATION

Services

We understand that mains services are provided to the property including water, drainage and 3 phase electricity.

Energy Performance Certificate

- Unit 3 - A (25)
- Unit 4 - A (25)

A full report is available upon request.

Rateable Value

The property is listed in the Valuation List 2023 as Warehouse and Premises.

The Rateable value is not available for the individual units as they are currently being assessed and paid for as one under units a,b,c,d. Please contact the marketing agents for further information available upon request.

Estate Service Charge

An Estate Service Charge will be payable, towards the management and maintenance of the common parts.

Tenure

The property is available Freehold. Consideration will be given to a new lease subject to separate negotiations.

Price

Upon application.

VAT

All figures are quoted exclusive of VAT which will be charged at the appropriate rate.

Legal Costs

Each party is to bear their own legal, surveyors or other costs incurred in any transaction.

Anti-Money Laundering

The successful Purchaser (or lessee) will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.



Further information

For further information, please contact the sole agents:



Chris Yates

M: +44 (0)7850 658 050
Chris.Yates@jll.com

Oliver Bird

M: +44 (0)7543 304 942
Oliver.Bird@jll.com



Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by JLL in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither JLL nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Subject to contract. NOVEMBER 2024