



Unit 1, Bishopbrook House, Cathedral Park, Wells BA5 1FD

Office Available To Let - £18,000 pa

COOPER
AND
TANNER

Unit 1

Bishopbrook House

Cathedral Park

Wells

To Let- £18,000pa

Description

A high-quality L-shaped ground floor office suite situated within a modern, purpose-built detached office building.

The accommodation is accessed via a shared entrance with a manned reception and provides a well-presented working environment suitable for a range of professional occupiers.

The suite benefits from LED lighting, air-conditioning, raised floor boxes and carpeted flooring throughout. Internally, the accommodation is arranged to provide two private offices, a meeting room and an open plan office area capable of accommodating multiple workstations. South facing the suite offers excellent natural light and attractive views across the property's gardens.

The suite also includes a private kitchenette, with WC facilities shared within the building.

Other occupiers within the building include professional firms such as Old Mill Accountants, Mogers Drewett and Salmon Planning.

The accommodation would suit businesses seeking office space for approximately 6–10 staff members.

Externally, the property benefits from 4 allocated car parking spaces.

Location – W3W [///insiting.tulip.mows](https://insiting.tulip.mows)

The property 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 Wells City Centre.

VAT

We understand that VAT is payable on the rent.

Tenure & Tenancy Information

Available immediately.

Energy Performance Certificate

B/37. Available upon request.

Services and Fixtures & Fittings

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

Planning

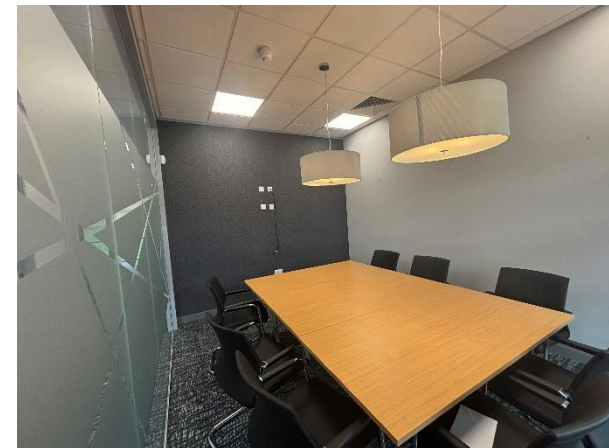
Local Council is Somerset Council (formerly part of Mendip District Council). We understand the unit benefits from consent for Class E – Commercial, Business and Service type uses. Not Listed or within a Conservation Area.

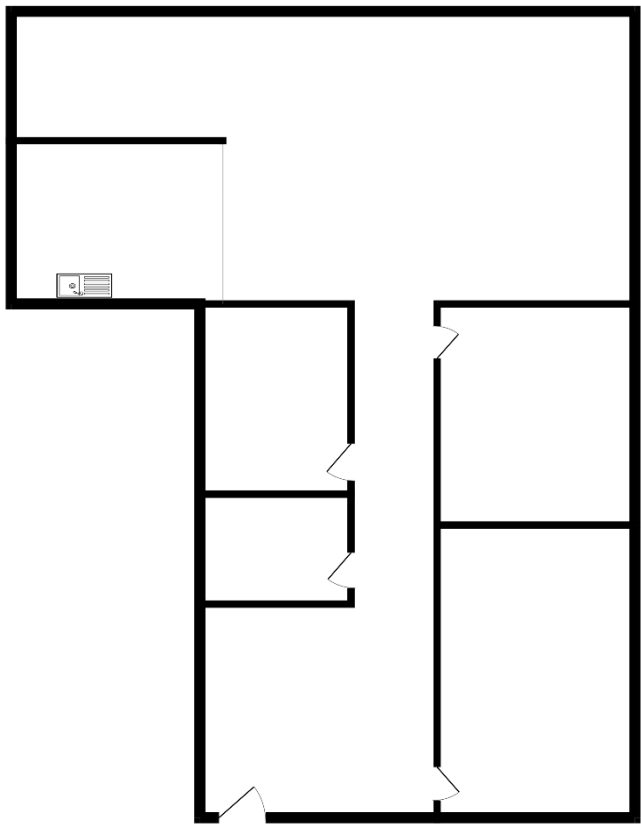
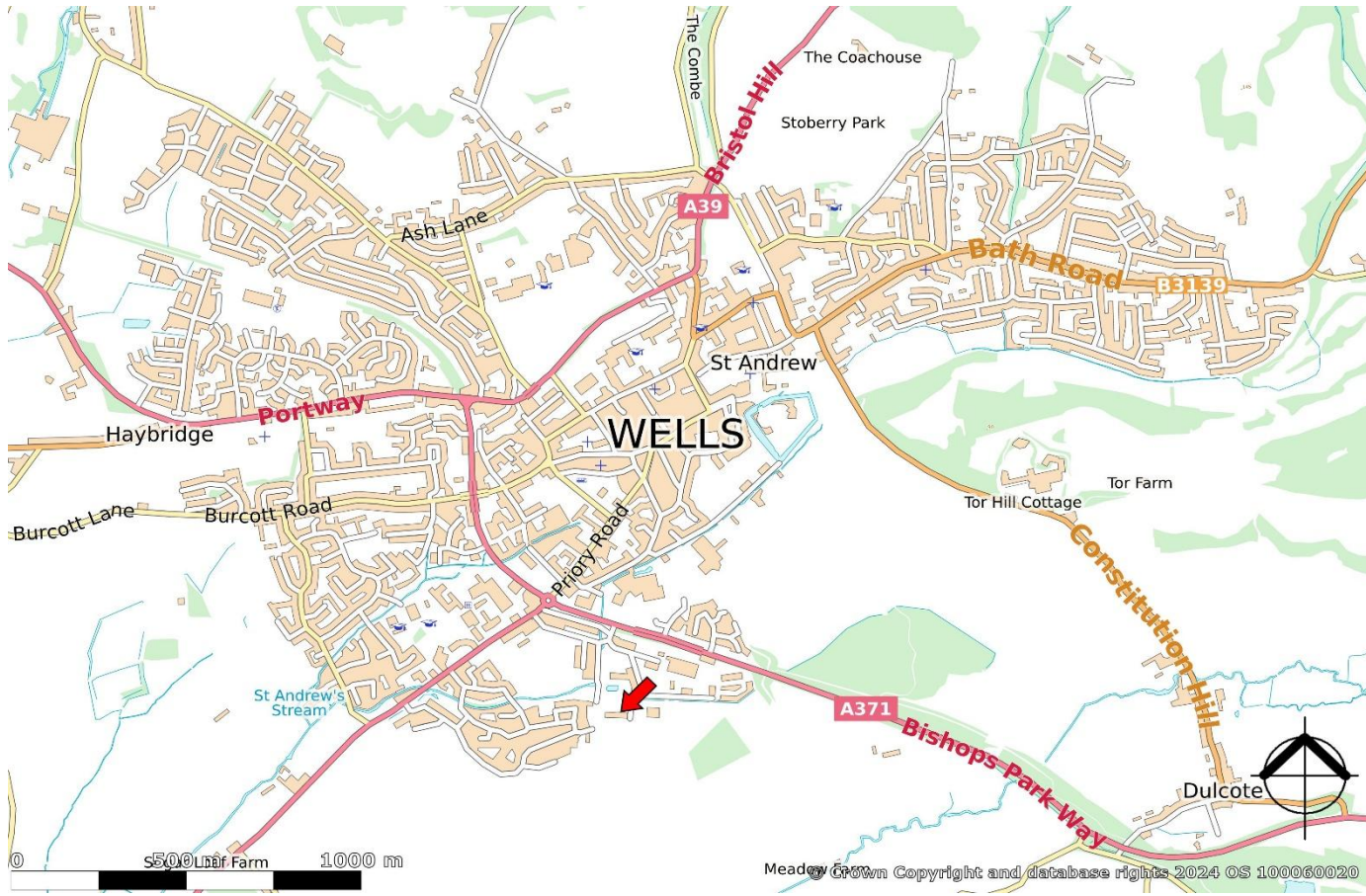
Rateable Value

To be reassessed.
Interested parties should make their own investigations into rates reliefs.

Viewings

By appointment only through the sole agents **Cooper and Tanner 1908 Limited – 03450 34 77 58**





ENQUIRIES / VIEWINGS:
Commercial Department
0345 034 7758 / Commercial@cooperandtanner.co.uk
www.cooperandtanner.co.uk

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
V1/May 2025