

FOR SALE (MAY LET)

DEVELOPMENT SITE / LAND AT GASS CLOSE, ISLEPORT BUSINESS PARK, TA9 4QX



- Approximately 2.1 acres (0.85 hectares)
- Of interest to owner occupiers and developer / investors
- Consented for c23,000 sq ft of light industrial space in five units, with two units having been partially constructed
- Secure estate located in an established commercial district in the town.
- Easy access to Junction 22 of the M5 motorway, approximately one mile to the north-east.

Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

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 **BURSTON
COOK**
01934 261828

LOCATION

The site is situated on Gass Close, on the well established Isleport Business Park. It is easily accessible from the M5 at Junction 22, approximately one mile to the north-east. The estate is home to many national and regional occupiers, including Yeo Valley, Aldi supermarket, Costa Coffee, Toolstation and CRS Building Supplies.

DESCRIPTION

The site is largely flat and regular in shape, with new access gates and fencing off Gass Close. Construction has commenced on two of the five consented units and the site has been largely piled for future development, with the surface largely laid to hardcore.

TENURE

The opportunity allows for the site to be sold or leased as is. Alternatively the development could be completed and individual units sold or leased as required.

QUOTING TERMS

Freehold: £1.2 million exclusive for the sale of the whole site as is.
Leasehold: Quoting rents on application and dependent on individual requirements.

PLANNING

The current consent allows for light industrial uses but we advise enquirers to check with the North Somerset planning department.

BUSINESS RATES

To be assessed on completion of the works or occupation.

ENERGY PERFORMANCE CERTIFICATE

To be assessed on completion of the works.



VAT

To be payable

LEGAL FEES

Each party is to be responsible for their own legal fees incurred.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agents:

FAO: Tom Gibbons
Email: tg@burstoncook.co.uk
Tel: 07880 207887 / 01934 261 828

FAO: Chloe Burston
Email: chloe@burstoncook.co.uk
Tel: 07764 944406 / 0117 3149952

SUBJECT TO CONTRACT

June 2026

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