



# CATHEDRAL PARK

WELLS, SOMERSET. BA5 1UA

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OFFICE, INDUSTRIAL & TRADE

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Land and new build opportunities available from 1,500 sq ft  
in the heart of the beautiful City of Wells, Somerset

TINCKNELL  
PROPERTY



Cathedral Park provides a high quality business environment, utilising innovative green and sustainable building solutions to create a landmark regional development.



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## Overview

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**Cathedral Park is the premier business location within mid-Somerset, with a variety of unit sizes being available to let and for sale, as bespoke “design and build” solutions for commercial occupiers.**

Set over 17 acres, Cathedral Park is a mixed-use business park in the heart of Wells, in close proximity to the city centre. With outline planning consent already in place, the Masterplan for Cathedral Park provides a mix of office, warehousing and trade counter space totalling in excess of 200,000 sq ft (21,832 sq m) with parking facilities.

The site allows for phased development and for ‘design and build’ options ranging from 1,500 sq ft (139 sq m) right through to larger requirements of circa 100,000 sq ft (9,290 sq m).

The combination of freehold and leasehold accommodation provides a flexible range of one and two storey office buildings and single span warehouses for single and multiple occupancy.

In addition to Old Mill and Flourish who are located on the site, other major employers nearby include Clarks Shoes, PBTi, Mulberry, Matthew Clark, Framptons, Easynet, Brothers Drinks, Barbers Cheeses, Yeo Valley and BSKyB as well as the renowned independent schools at Millfield (Street and Glastonbury) and Wells Cathedral School.

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## Wells

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Situated within the Mendip District, the affluent city of Wells has a population of over 10,000 and prides itself on being a well-established commercial centre within the South West.

There are a number of national and international companies located in and around the city, benefiting from the rich knowledge base coming out of the nearby Universities of Bath, Bristol, the West of England and Exeter.

Within close proximity to a wealth of amenities, Cathedral Park offers an accessible and desirable location for businesses. A new 53,000 sq ft supermarket and petrol filling station has recently been developed immediately opposite the site.

# Expertise

Cathedral Park is being developed by Tincknell Property. There is already a highly sustainable (BREAAAM Excellent) headquarter buildings for Flourish Homes (Aster Group) and Old Mill Accountants. Built to current development

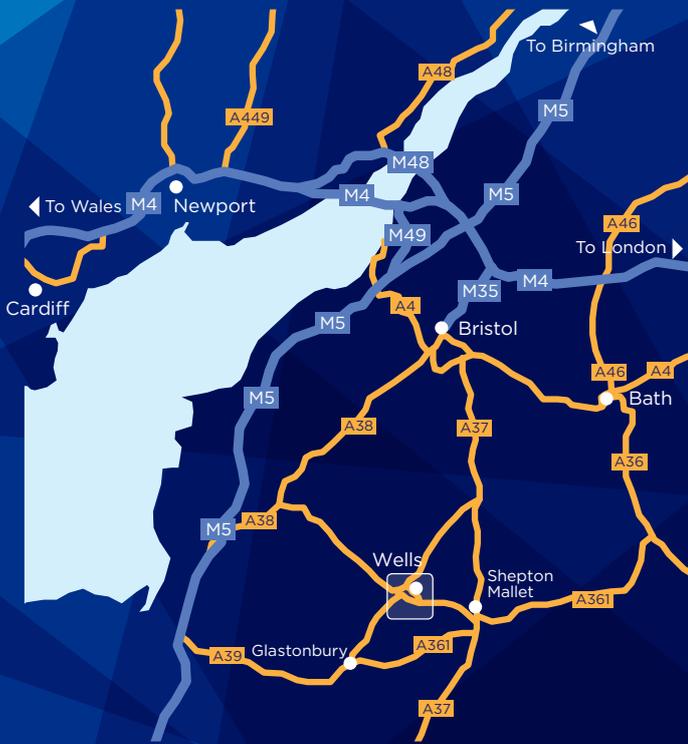
standards, the first phases of developments were completed and handed over in Spring 2011 and June 2013. Further buildings can be constructed to the individual requirement of office and industrial occupiers.



Plot	Sq Ft	Acres	Use Class	
1	8,000	0.27	B1	Indicates buildings already built
2	12,200	1.22	B1/B8	Indicates indicative building layouts
3	16,700	1.33	B1	Indicates indicative building layouts
4	20,000	1.41	B1/B2/B8	
5	6,000	0.81	B1(c)	
6	11,500	1.20	B1/Retail/Roadside/Leisure (Subject to planning)	

## Transport Links

J23 M5	19 miles	
Castle Cary Train Station	9 miles	
1hr40 to London Paddington		
Bath Spa Train Station	16 miles	
1hr30 to London Paddington		
Bristol Temple Meads Train Station	16 miles	
1hr45 to London Paddington		
Wells Bus Station	<1 miles	
Bristol International Airport	12 miles	



Cathedral Park | Wells | Somerset | BA5 1UA

ALL ENQUIRIES



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