An established mixed use business park in the heart of Somerset

4.5 acres (1.82 hectares) of fully serviced land now available for sale or development on flexible terms.
Morlands Enterprise Park is an established mixed commercial development located at the gateway to the historic town of Glastonbury, Somerset.

With the adjacent towns of Wells and Street, there is a strong regional centre of population and a wide rural catchment, offering a dynamic growth area for tourism and employment.

Morlands has a prominent and extensive A39 roadside location with a dedicated traffic light controlled junction. It is positioned adjacent to the extensive Wirral Park Trading Estate which houses several established retail and business occupiers and is just one mile from the renowned Clarks Village Factory Outlet (www.clarksvillage.co.uk).

Contracts have now been exchanged to deliver a new 60 bed Premier Inn hotel and Brewers Fayre restaurant on the frontage plot, subject to planning permission.

Further adjacent development includes a proposed new 25,000 sq ft Tesco store alongside other established occupiers including B&Q, Travelodge, Travis Perkins, Screwfix and Avalon Plastics.

Cubex are now offering the remaining two sites at Morlands for new commercial development including offices, trade counter / showrooms, manufacturing, storage, motor trade and other appropriate users.

The existing heritage workspace at Morlands is currently being refurbished and brought forward by the Beckery Island Regeneration Trust (BIRT) and the Red Brick Building community project (www.redbrickbuilding.org.uk).

MORLANDS ENTERPRISE PARK GLASTONBURY

MOR CHOICE... MOR OPPORTUNITY... MOR VALUE...
FLEXIBLE TERMS

Flexible options available on the two remaining plots, either by way of land sales or design & build-out projects for occupiers on a leasehold or freehold basis.

* * * * *

Fully serviced plots from 0.25 - 3.54 acres available for immediate development, subject to planning permission.

* * * * *

Individual buildings from 3,000 - 60,000 sq ft can be accommodated subject to design and covenant.

* * * * *

All commercial uses will be considered at this stage.
Morlands is accessed directly from Junction 23 M5 Bridgwater via the A39, or from Wells via the A39 to the North East.

<table>
<thead>
<tr>
<th>Location</th>
<th>Distance</th>
<th>Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wells</td>
<td>6.8 Miles</td>
<td>15 Minutes</td>
</tr>
<tr>
<td>M5 Junction 23</td>
<td>12.8 Miles</td>
<td>23 Minutes</td>
</tr>
<tr>
<td>Bridgwater</td>
<td>14.3 Miles</td>
<td>28 Minutes</td>
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<tr>
<td>Taunton</td>
<td>21.3 Miles</td>
<td>40 Minutes</td>
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<tr>
<td>Bristol Airport</td>
<td>24.2 Miles</td>
<td>48 Minutes</td>
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<tr>
<td>Bath</td>
<td>26.1 Miles</td>
<td>56 Minutes</td>
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<tr>
<td>Exeter</td>
<td>58.9 Miles</td>
<td>1 Hour 13 Minutes</td>
</tr>
</tbody>
</table>

Source: Google Maps

For further information please contact the sole agent:

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