

SOMERSET RETAIL & ENTERPRISE PARK

100 ACRES OF OPPORTUNITY



OVER 1M VISITORS
THE ENVIRONMENT FOR BUSINESS,
LEISURE & THE RURAL ECONOMY

LONDON



WHARFEDALE

DEVELOPMENT AND REGENERATION

THE ROYAL
BATH & WEST
OF ENGLAND SOCIETY

THE ROYAL BATH & WEST SHOWGROUND
SHEPTON MALLET
SOMERSET. BA4 6QN



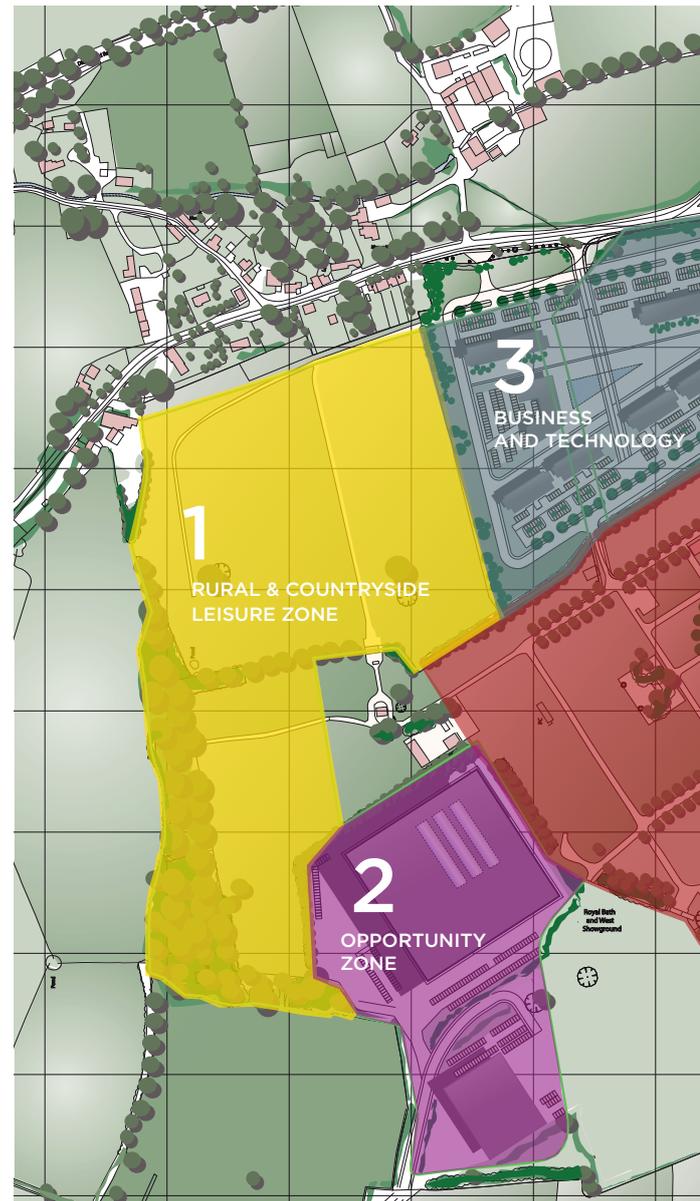
A STRATEGIC LOCATION

Situated within beautiful rolling Somerset countryside, yet within easy reach of Bristol, Bath and the M5 motorway, the Royal Bath & West Showground occupies a strategic location off the main A37 trunk road. Castle Cary station is approximately 4 miles from the site, offering direct mainline services to London Paddington, and with a fastest journey time of just over 90 minutes.

A UNIQUE OPPORTUNITY

The £100M regeneration for occupiers largely related to the rural economy whether hotels, research, service sector, manufacturing and distribution or leisure. Specialist retail will include horticulture, agri and garden supplies, farm equipment, specialist vehicles, country wear, outdoor pursuits, hunting & fishing, food & drink. In fact the whole range of country living and lifestyle products.

To add to the facilities on site there will be a 10000 sq m Exhibition Hall & Conference Centre adding immensely to the Showground becoming a leading visitor destination for Bristol and the South West as well as contributing over £200M to the economy and providing over 1500 jobs.



100 ACRES OF OPPORTUNITY

AN OUTSTANDING OPPORTUNITY TO GAIN REPRESENTATION ON ONE OF THE MOST HIGH PROFILE REGENERATION PROJECTS IN THE SOUTH WEST.

A YEAR ROUND DESTINATION WITH A PROJECTED 2.5M VISITORS PER YEAR.

1

RURAL & COUNTRYSIDE LEISURE ZONE

Outdoor Pursuits and Recreation

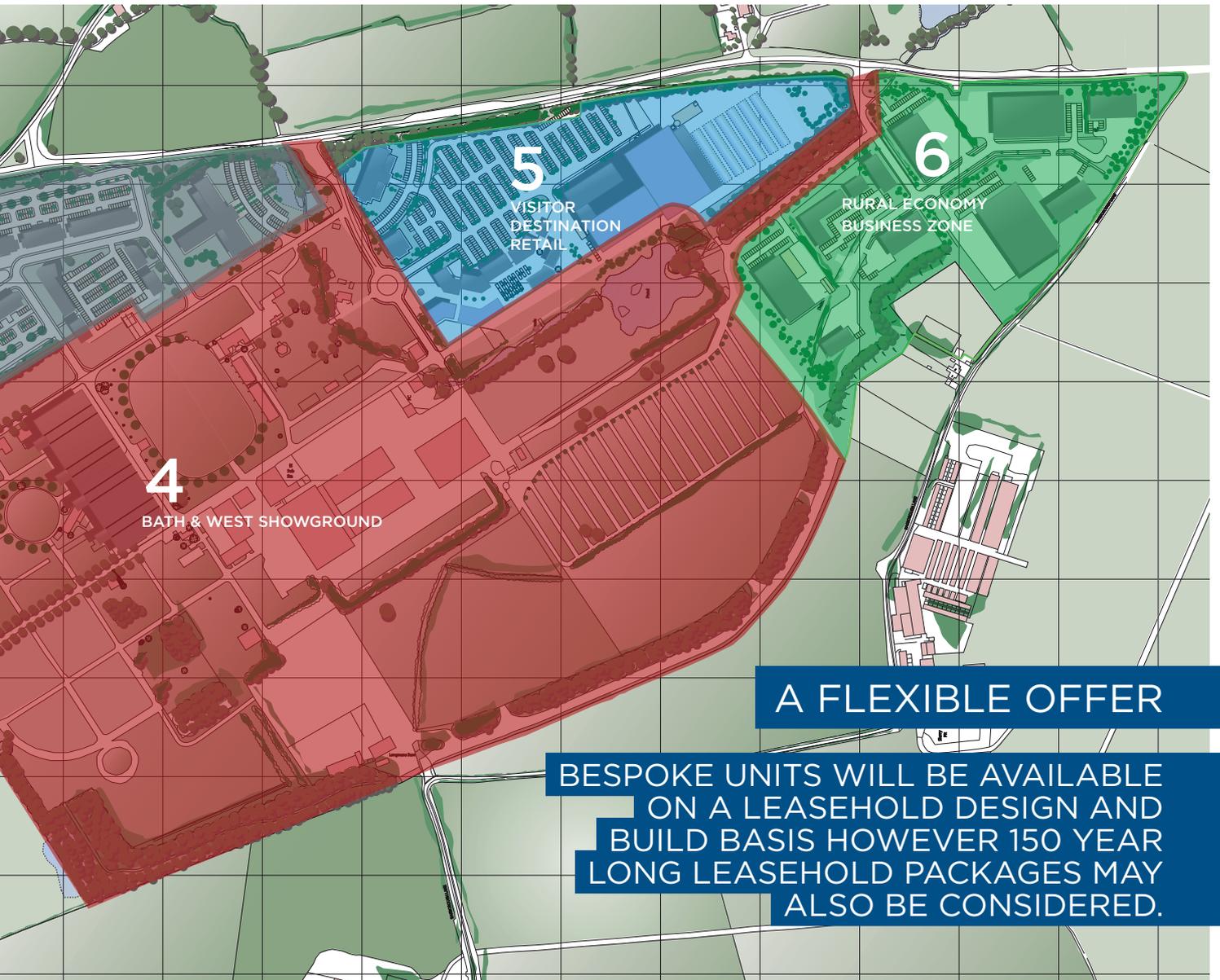


2

OPPORTUNITY ZONE

Manufacturing & Distribution





A FLEXIBLE OFFER

BESPOKE UNITS WILL BE AVAILABLE ON A LEASEHOLD DESIGN AND BUILD BASIS HOWEVER 150 YEAR LONG LEASEHOLD PACKAGES MAY ALSO BE CONSIDERED.

3
BUSINESS AND TECHNOLOGY

Business uses and occupiers including Research & Development, and Motor Vehicle Specialists including 4x4



4
BATH & WEST SHOWGROUND

Enhanced & improved Showground & Exhibition Facilities



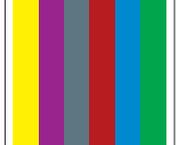
5
VISITOR DESTINATION RETAIL

Retail including Garden Centre, Outdoor & Leisure, Agricultural Equipment Supplies and Hotels.



6
RURAL ECONOMY BUSINESS ZONE

Business use relating to Rural Economy including Food Research and Service Sectors

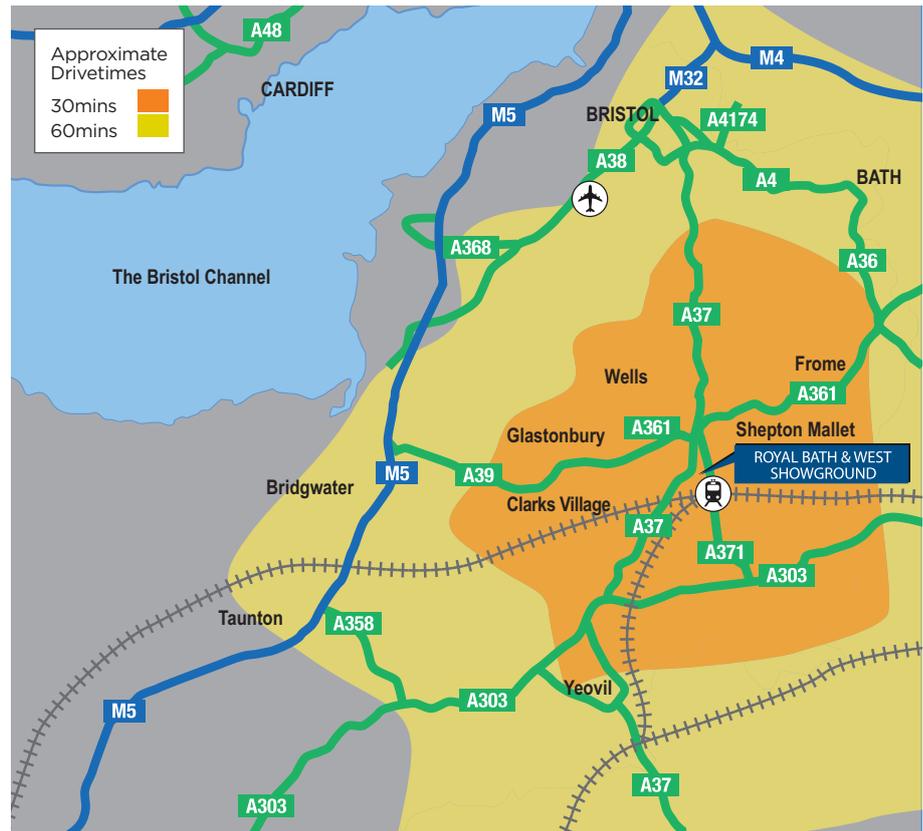
Strategically located in the heart of Somerset and within easy reach of Bristol and Exeter Airports, Mainline Train Services, Clarks' Village, Glastonbury Festival, Cheddar Gorge and the many other local attractions.

SAT NAV REFERENCE:

BA4 6QN

DISTANCES:

| | |
|--|----------|
| Castle Cary Train Station | 4 miles |
| With a direct 95 minute service to London Paddington | |
| Wells | 8 miles |
| Glastonbury | 10 miles |
| Clarks Village | 12 miles |
| Yeovil | 20 miles |
| Bath | 20 miles |
| Bristol | 23 miles |
| Taunton | 32 miles |



LONDON WHARFEDALE
DEVELOPMENT AND REGENERATION



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