



Lynx Trading Estate, Unit 8/9, Bartlett Park, Yeovil BA20 2PJ

TO LET

Area: 4,520.00 sq ft (419.92 sq m) | Rent: £23,300 PA |

LOCATION:

The property is located off Gazelle Road on Lynx Trading Estate on the western outskirts of Yeovil. Yeovil is an industrial and former market town with a resident population of circa 42,500, and offers a good range of recreational, educational and shopping amenities. The A37 and A30 bisect the town, whilst the A303 Trunk road is accessible some 5 miles distant (itself providing access to Taunton and the M5 some 26 miles distant). The town has two railway stations providing easy access to London Waterloo, Exeter and Bristol and Weymouth.

KEY FEATURES:

- Terraced Industrial units
- Units available together or separately
- New lease / s, flexible terms
- Allocated parking

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DESCRIPTION:

Two adjoining terraced industrial units available together or separately. The units benefit from allocated car parking. Units 6-7 and 8-9 currently have mezzanine floors which are included in the floor square areas quoted. There is a fenced and gated compound of 864 sq ft to the side of Units 8-9 which is available by separate negotiation, terms to be negotiated.

FLOOR AREA:

FLOOR	AREA sq ft	AREA sq m
Warehouse	4,520.00	419.92
TOTAL	4,520.00 sq ft	419.92 sq m

TENURE:

The unit is available on a new effectively repairing and insuring lease, terms to be negotiated.

EPC: D 81

VAT: Any reference to price, premium or rent is deemed to be exclusive of VAT unless expressly stated otherwise. Any offers received will be assumed to be net of VAT unless stated otherwise.

LEGAL COSTS: Each party is to bear their own legal and professional costs

RATES: A search on the Valuation Office Agency website revealed that the Rateable Value is £64,500 for units 5-9. Reassessment is required following the letting of unit 5.

CONTACT:



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