



## Lynx West Trading Estate, Brympton Way, Yeovil BA20 2SU

### TO LET

Area: 3,610 sq ft (335 sq m) | Rent: £43,200 PA |

#### LOCATION:

The property forms a part of Bartec 4, an attractive courtyard of modern single and 2 storey business units, grouped around a generously landscaped car park. The site extends to approx. 1.5 acres (0.61 ha) and is located on the west side of Yeovil on the Lynx West Trading Estate. Access is from Lysander Road, the principal artery route into Yeovil from Taunton. The main A303 is to the north. Yeovil is a major regional centre with a resident population of approx. 41,000 serving a further catchment population of around 120,000 within a 20 mile radius.

#### KEY FEATURES:

- Air conditioning to majority of areas
- Category II lighting
- 26 car parking spaces

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### DESCRIPTION:

A modern office suite comprising the 1st floor of a two storey purpose built office building. The property benefits from category 2 lighting, suspended ceilings, electric heating, air conditioning to majority of areas and kitchen, cloakroom facilities and 26 allocated car parking spaces.

### FLOOR AREA:

FLOOR	AREA sq ft	AREA sq m
Floor Area	3,610	335
<b>TOTAL</b>	<b>3,610 sq ft</b>	<b>335 sq m</b>

### TENURE:

A new full repairing and insuring lease, terms to be negotiated.

**EPC:** D 96

**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:** Ingoing tenant to be responsible for the landlord's legal costs incurred in the transaction

**RATES:** A search on the Valuation Office Agency website revealed that the Rateable Value is £35,750

### CONTACT:



**Chesters Harcourt**  
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