



Barrington House Watercombe Park, Yeovil BA20 2HL

TO LET

Area: 2,340.00 sq ft (217.39 sq m) | Rent: £26,000 PA |

LOCATION:

Yeovil is located on the south eastern boundary of Somerset, adjacent to the Dorset border, allowing for good transport links with the A303 as well as the A30 and A37 that run through the town. There are two mainline railway stations with direct routes to London. The principal town centre consists of retailers ranging from department stores such as M&S to high street retailers Argos, Primark and Dunelm, with a market taking place twice a week. 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.

Located on the Watercombe Business Park which adjoins the Lynx Trading Estate close to Toolstation and The Old Creamery Furniture. Barrington House fronts a private gated office development with other tenants including the Boeing Company, Wessex Packaging and Prenax.

KEY FEATURES:

- Modern ground floor suite
- Open plan suite
- Located on Watercombe Park
- Self-contained office accommodation
- 2 allocated car spaces
- Prestigious private gated development

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DESCRIPTION:

The self-contained ground floor office suite has its own front door. The suite is predominantly open plan with some partitioned individual offices. There are 2 allocated car spaces outside the office and unrestricted car parking on the street.

FLOOR AREA:

FLOOR	AREA sq ft	AREA sq m
Ground Floor	2,340.00	217.39
TOTAL	2,340.00 sq ft	217.39 sq m

TENURE:

A new lease is available on terms to be agreed incorporating 5 yearly upwards only rent reviews.

EPC:

VAT:

All figures quoted are exclusive of VAT where applicable. Rent is exclusive of VAT which is chargeable

LEGAL COSTS: Each party to be responsible for their own legal costs incurred in the transaction.

RATES:

According to the Valuation Office website, the premises are assessed as follows:
Rateable Value: £18,500
For verification purposes, interested parties are advised to make their own enquiries on: www.voa.gov.uk

CONTACT:



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