



Woodside Court, Suite F1, Woodside Court Dairy House Yard, Sparkford BA22 7LH

TO LET

Area: 600.00 sq ft (55.74 sq m) | Rent: £6,500 PA |

LOCATION:

Woodside Court is within the Dairy House Yard complex immediately adjacent to the A359 Bruton/Castle Cary, just to the north of the A303.

The location is extremely popular with a broad range of occupiers including the Haynes International Motor Museum, Sparkford Saw Mills and Cocopac.

KEY FEATURES:

- Office/Studio's To Let
- Rural countryside setting
- New lease

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DESCRIPTION:

There are two available suites on the first floor of Woodside Court. Woodside Court is a period office building occupied by a variety of companies utilising space for office/studio use.

There are communal kitchen and WC facilities although each suite is self-contained.

FLOOR AREA:

FLOOR	AREA sq ft	AREA sq m
Floor Area	600.00	55.74
TOTAL	600.00 sq ft	55.74 sq m

TENURE:

The suites are offered on new flexible leases. The leases are standard and common throughout the building being non-negotiable.

EPC:

VAT:

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT).

LEGAL COSTS:

Each party to be responsible for their own legal costs. The ingoing tenant will be expected to provide a satisfactory bank reference and a quarter's rent deposit.

RATES:

(Draft 2017 Valuation)
Suite F1
Description – Office & premises
Rateable Value – £4,000 per annum

Suite F2

Rates to be confirmed

The property may qualify for small business rate relief in which instance there will be no business rates payable.

CONTACT:



Chesters Harcourt
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info@chestersharcourt.com

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