

## Waterloo House Waterloo Lane, Yeovil BA20 1TF

### TO LET

Area: 907.00 sq ft (84.26 sq m) | Rent: £9,500 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. 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. The property is located on the pedestrianised Waterloo Lane in Yeovil town centre.

#### KEY FEATURES:

- Ground floor office suite
- Offices benefit from a kitchen
- Located on pedestrianised walkway
- Wall mounted perimeter trunking
- Air conditioning to majority of offices
- Small enclosed outside seating area
- Town centre location
- No rates payable for small businesses

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### DESCRIPTION:

A town centre ground floor part air conditioned office suite. The suite comprises 2 offices with the benefit of a kitchen/staff room. There is a small enclosed outside seating area.

### FLOOR AREA:

FLOOR	AREA sq ft	AREA sq m
Office 1 & 2	907.00	84.26
<b>TOTAL</b>	<b>907.00 sq ft</b>	<b>84.26 sq m</b>

### TENURE:

Leasehold. A new lease is offered on terms to be agreed.

**EPC:** E 108

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

**LEGAL COSTS:** The ingoing tenant to be responsible for the landlord's legal costs incurred in the transaction.

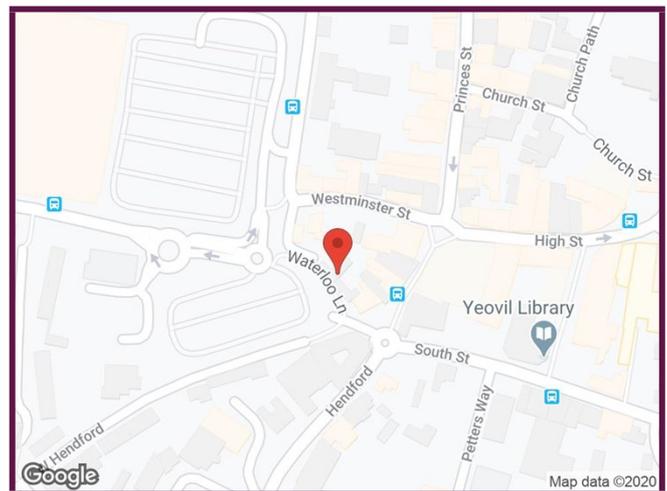
**RATES:** A search on the Valuation Office Agency website revealed that the Rateable Value is £6,700.

### CONTACT:



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