



DL Building, George Smith Way Lufton Trading Estate, Yeovil BA22 8QR

FOR SALE

Area: 9,000.00 sq ft (836.13 sq m) | Price: £750,000

LOCATION:

The property is well located on Yeovil's premier trading estate Lufton. Lufton Trading Estate is an extension of the Houndstone Business Park and extremely popular with occupiers being well located for the A303 to the west of the town centre.

Occupiers in close proximity include, Toolstream, Yeovil Town Football Club, MKM Building Supplies Ltd, Resolution Interiors and the Howard Car Group.

The property is on George Smith Way which can be found at the bottom of Boundary Way. Boundary Way is off Lufton Way immediately opposite to Yeovil Town Football Club.

KEY FEATURES:

- Modern Detached Warehouse
- Located on Lufton Trading Estate
- Approximately 836 sq m
- Freehold Sale - £750,000

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DESCRIPTION:

The property comprises a modern detached warehouse unit. The front section of the building comprises mainly glazed elevations with an in-situ mezzanine providing ground floor reception/office facilities together with first floor office accommodation.

Outside the property benefits from car parking and a shared service yard which provides access to a side goods loading entrance facilitating warehouse access.

The eaves height within the warehouse is 5.4m. The office content comprises on the ground floor approx. 109 sq m (1,173 sq ft) and on the first floor approx. 104 sq m (1,116 sq ft). There is a small amount of mezzanine storage at the rear of the offices and within the warehouse.

All mains services are connected to the property. The offices benefit in part from air conditioning. The property is centrally heated with ambi-rad radiant heating within the warehouse.

FLOOR AREA:

FLOOR	AREA sq ft	AREA sq m
Ground Floor approx.	7,567.00	703.00
Mezzanine approx.	1,433.00	133.13
TOTAL	9,000.00 sq ft	836.13 sq m

TENURE:

Freehold. The property is offered for sale freehold.

EPC:

VAT:

VAT is payable

LEGAL COSTS:

Each party is responsible for their own legal costs.

RATES:

Description – Workshop and premises
Rateable Value £57,000 per annum
The Rateable Value is not the amount you will pay. It is used to calculate your rates bill.

CONTACT:



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