



## Charter House, Bartec 4, Brympton Way, Yeovil BA20 2SU

### FOR SALE / TO LET

Area: 7,087.00 sq ft (658.40 sq m) | Rent: £80,000 PA | Price: £975,000 |

#### LOCATION:

The property forms part of Bartec 4, an attractive court of modern single and two storey business units, grouped around a generous landscaped car park. The site extends to almost 0.55 hectares (1.5 acres) on the west side of Yeovil on the Lynx Trading Estate. Access is from Lysander Road, the principle main arterial road into Yeovil from Taunton. The main A03 trunk road is approx. 8km to the north, leading to Taunton and the M5, approx. 45 minute drive away.

#### KEY FEATURES:

- Modern 2 storey office building
- 46 allocated car spaces
- Flexible terms
- Available as a whole or by floor
- For sale or new lease/s
- 3,524 - 7,087 sq ft

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### DESCRIPTION:

A modern two storey office building available as a whole or by floor.

### FLOOR AREA:

FLOOR	AREA sq ft	AREA sq m
Floor Area	7,087.00	658.40
Ground floor	3,563.00	331.01
First floor	3,524.00	327.39
<b>TOTAL</b>	<b>7,087.00 sq ft</b>	<b>658.40 sq m</b>

**TENURE:** Leasehold or Freehold

**EPC:** C 63

**VAT:**

**LEGAL COSTS:**

**RATES:**

### CONTACT:



**Chesters Harcourt**  
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