



4 Merlin Road, Yeovil BA20 2GZ

TO LET

Area: 1,500.00 sq ft (139.35 sq m) | Rent: £9,600 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. In addition, the town is home to international aerospace leaders, Leonardo Helicopters and Yeovil District Hospital. The town also provides a wide range of entertainment and leisure activities for its 46,000 residents with a cinema, theatre, bowling alley and the largest country park in south Somerset, Ninesprings. The property is located on the Yeovil Trade Park adjacent to Leonardo just off Lysander Road on the Lynx West Estate. Other occupiers include Toolstation and Rock & Road Cycles.

KEY FEATURES:

- Modern trade counter unit
- Shared building
- To include shop/warehouse accommodation
- Up to 1500 sq ft of space offered
- Flexible space dependent on requirements

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DESCRIPTION:

A modern end terrace trade counter industrial unit comprising self contained ground floor retail space with goods storage. The entrance foyer will be shared between the occupiers. The current tenants will continue to occupy the upper floor offices and part of the warehouse. The balance of the warehouse space will be partitioned and available for storage purposes in association with the trade counter unit. Size to be determined /agreed.

FLOOR AREA:

FLOOR	AREA sq ft	AREA sq m
Unit	1,500.00	139.35
TOTAL	1,500.00 sq ft	139.35 sq m

TENURE:

Leasehold on terms to be agreed.

EPC: Under Review

VAT: VAT is chargeable

LEGAL COSTS: Each own. References required.

RATES: To be assessed

CONTACT:



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