



## Units 8 & 9 Bartlett Park, Lynx Trading Estate, Yeovil BA20 2PJ

### TO LET

Area: 3,450.00 sq ft (320.52 sq m) | Rent: £34,500 PA |

#### LOCATION:

The property is located on Gazelle Road. Gazelle Road is one of the principal roads on the Lynx Trading estate within Yeovil town centre. The Lynx Trading estate is one of the foremost industrial trading locations of the town as well as home to Leonardo Helicopters.

The subject property is centrally located on the estate with other occupiers in the immediate vicinity including Bradfords, B & Q, Howdens and Euro Car Parts.

#### KEY FEATURES:

- A new lease is offered
- Side yard
- Fully refurbished unit
- Frontage onto main estate road

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### DESCRIPTION:

The property comprises an end terrace industrial unit. It benefits from allocated car parking. The unit has been fully refurbished including a new roof and new electric roller shutter doors. The unit benefits from extensive road frontage onto Gazelle Road being the main Estate road. The unit benefits from a mezzanine of 1,000 sq ft. It can be removed or remain as required.

### FLOOR AREA:

FLOOR	AREA sq ft	AREA sq m
Floor area	3,450.00	320.52
<b>TOTAL</b>	<b>3,450.00 sq ft</b>	<b>320.52 sq m</b>

### TENURE:

The unit is available on a new lease. There is an estate service charge applicable.

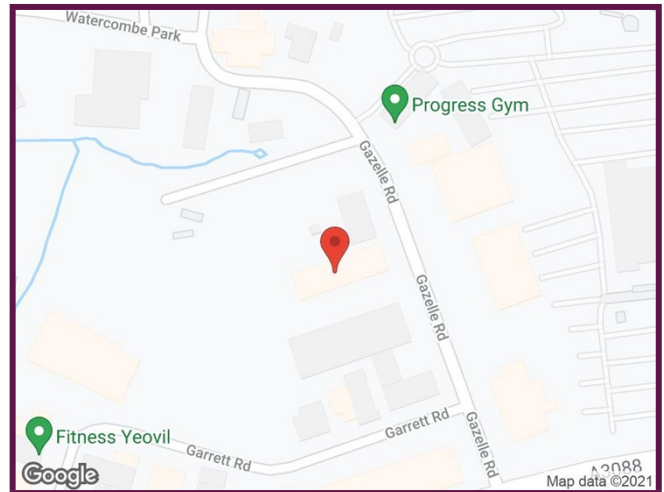
**EPC:** D **VAT:** VAT is chargeable

**LEGAL COSTS:** Each party to be responsible for their own legal costs **RATES:** Description - Warehouse and premises  
Rateable Value £31,374

### CONTACT:



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