



Bartec 4, Unit 9 Lynx West Trading Estate, Yeovil BA20 2SU

TO LET

Area: 990.00 sq ft (91.97 sq m) | Rent: £12,000 PA |

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 principal arterial road into Yeovil from Taunton. The main A303 trunk road is approximately 8km to the north.

KEY FEATURES:

- Modern business/trade counter units
- Allocated car parking
- Ideal for a variety of uses

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DESCRIPTION:

A mid terrace unit ideal for a variety of uses

FLOOR AREA:

FLOOR	AREA sq ft	AREA sq m
Unit 9	990.00	91.97
TOTAL	990.00 sq ft	91.97 sq m

TENURE:

New effectively full repairing and insuring leases, terms to be negotiated.

EPC: D 96

VAT: VAT is chargeable

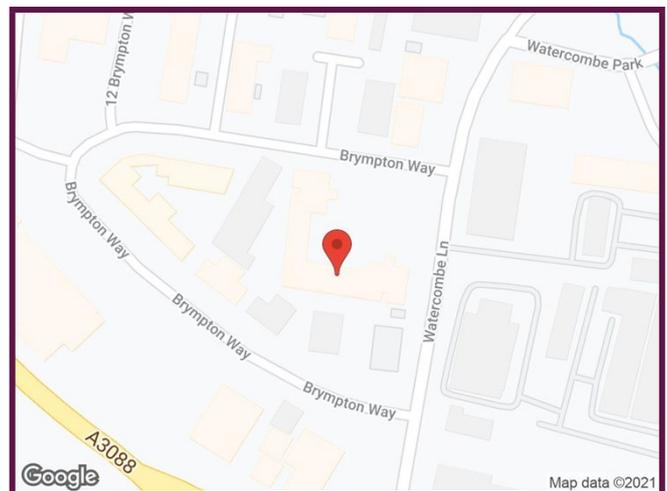
LEGAL COSTS: Ingoing tenants to be responsible for the landlords legal costs incurred in transactions

RATES: Rateable Value £9,200. This is not the amount you will pay. If you qualify for small business rate relieve there will be no rates payable under current legislation.

CONTACT:



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