



## Unit 11 Bartec 4, Lynx West Trading Estate, Yeovil BA20 2SU

### TO LET

Area: 821.00 sq ft (76.27 sq m) | Rent: £9,900 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 principle arterial road into Yeovil from Taunton. The main A303 trunk road is approximately 8km to the north

#### KEY FEATURES:

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

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### DESCRIPTION:

A mid terrace unit ideal for a variety of uses. Currently fitted out as an office.

### FLOOR AREA:

FLOOR	AREA sq ft	AREA sq m
Unit 11a	821.00	76.27
<b>TOTAL</b>	<b>821.00 sq ft</b>	<b>76.27 sq m</b>

### TENURE:

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

### SERVICE CHARGE:

A service charge is payable for the maintenance of the exterior of the building and the common areas, please contact the agents for details.

### EPC:

E 119

### VAT:

VAT is chargeable

### LEGAL COSTS:

Ingoing tenants to be responsible for the landlords legal costs incurred in transactions.

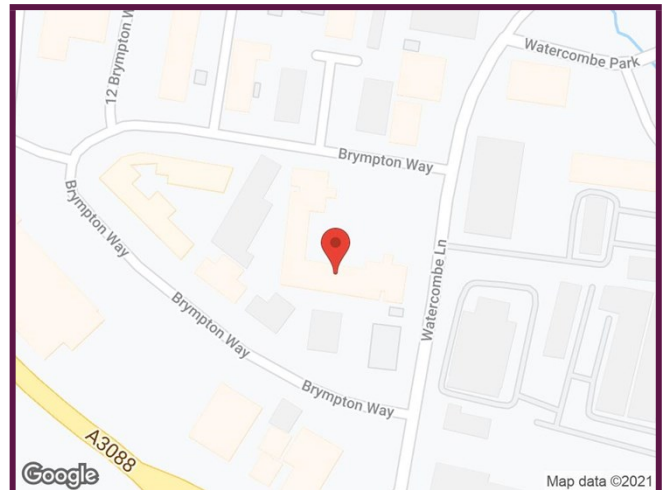
### RATES:

Rateable value £8,200. This is not the amount you will pay. If you qualify for small business rate relief there will be no rates payable under current legislation.

### CONTACT:



**Chesters Harcourt**  
01935 415454  
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