



West 303, Sparkford, Yeovil BA22 7JJ

TO LET

Area: 30,656.00 sq ft (2,848.03 sq m) | Rent: £168,608 PA |

LOCATION:

Formerly the Haynes Publishing site, the unit is located in the village of Sparkford approximately ½ mile from the A303. Sparkford is located to the north of Yeovil in South Somerset. Sherborne, Bruton, Wincanton and Castle Cary are all a short drive distant

KEY FEATURES:

- Substantial warehouse
- Additional space available
- Extensive car parking
- Drone footage is available
- Industrial/distribution
- Access onto the A303 within 1/2 mile
- Plans are available on our web site

West 303, Sparkford, Yeovil BA22 7JJ

DESCRIPTION:

Formerly the Haynes Publishing Group Headquarters.
West 303 comprises a range of warehouses and office units.

FLOOR AREA:

FLOOR	AREA sq ft	AREA sq m
Warehouse	30,656.00	2,848.03
TOTAL	30,656.00 sq ft	2,848.03 sq m

TENURE:

A new lease is offered

EPC:

VAT:

VAT will be charged

LEGAL COSTS:

Each party to be responsible for their own legal costs

RATES:

For verification purposes, interested parties are advised to make their own enquiries at www.voa.gov.uk

CONTACT:



Chesters Harcourt
01935 415454
info@chestersharcourt.com

Chesters Commercial Ltd trading as Chesters Harcourt, for themselves and for the vendor of this property, or as the case may be, lessor whose agents they are, give notice that:
i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of any offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition.
ii) Chesters Commercial Ltd trading as Chesters Harcourt have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard.
iii) Neither Chesters Commercial Ltd trading as Chesters Harcourt nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property.
iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only.
v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority to ensure it is permitted.