



Lynx West Trading Estate, Brympton Way, Yeovil BA20 2SU

TO LET

Various Sizes Available

LOCATION:

The property forms a part of Bartec 4, an attractive courtyard of modern single and 2 storey business units, grouped around a generously landscaped car park. The site extends to approx. 1.5 acres (0.61 ha) and is located on the west side of Yeovil on the Lynx West Trading Estate. Access is from Lysander Road, the principal artery route into Yeovil from Taunton. The main A303 is to the north. Yeovil is a major regional centre with a resident population of approx. 41,000 serving a further catchment population of around 120,000 within a 20 mile radius.

KEY FEATURES:

- Modern office/trade counter units
- Leasehold – flexible terms
- Located on Lynx Trading Estate
- Ample car parking

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DESCRIPTION:

Modern office/retail trade counter units.

| PREMISES | AREA SQ FT | AREA SQ M | RENT PA |
|----------|------------|-----------|---------|
| Unit 9 | 990.00 | 91.97 | £14,000 |
| Unit 14 | 1,102.00 | 102.38 | £15,000 |

TENURE:

VAT:

Unless otherwise stated, all prices are quoted exclusive of Value Added Tax (VAT). Any intending purchasers should satisfy themselves as to VAT in respect of any transaction.

SERVICE CHARGE: A service charge is payable for the maintenance of the exterior of the buildings, insurance and common areas, please contact the agents for details.

EPC:

LEGAL COSTS: Ingoing tenant to be responsible for the landlord's legal costs incurred in the transaction.

RATES: Unit 9 Rateable Value: £9,200 (current £8,400)
Unit 14 Rateable Value: £9,700 (current £8,900)

CONTACT:



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