



Maltravers House, Petters Way, Yeovil, BA20 1SH

TO LEASE

Office suites, available as a whole or by floor. Floors can also be divided.



LOCATION

Maltravers House is located at the southern end of Petters Way within 200 yards of Yeovil's town centre shopping area. The property is surrounded by mixed commercial and residential uses with a number of civic buildings in close proximity including the Magistrates Court, South Somerset District Council offices and the Octagon Theatre. Yeovil is situated 35 miles south of Bristol and the M5 Motorway is approx. 20 miles to the west.



DESCRIPTION

Maltravers House is a detached two wing four/five storey office building with a shared central service core with two 8 person lifts. The accommodation is predominantly open plan although can be partitioned if required. The building was refurbished in 2012 including new windows, a new front entrance hall and exterior redecoration.

The first and second floors of Block A, and the lower ground floor of Block B, are available as a whole or by floor. Floors can be divided. Air conditioning can be provided, if required, at an additional rent, terms to be negotiated. The internal photographs are of another suite to give an indication of the standard the accommodation can be refurbished to. Separate storage is available if required, terms to be negotiated.

LEASE

New effectively full repairing and insuring lease/s available on terms to be negotiated.

ACCOMMODATION

FLOOR	SIZE (sq ft)	SIZE (sq m)
Part First floor	2,320 sq ft	215.51 sq m
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Second floor	4,369 sq ft	405.85 sq m
TOTAL	9,009 sq ft	836.87 sq m

Consideration will be given to dividing floors to form suites from 2,320 sq ft. There are a total of 23 allocated car parking spaces.

SERVICE CHARGE

A service charge is payable for communal maintenance and buildings insurance, further details available on request.

RENT

Rent on application, depending on specific tenants refurbishment requirements.

LEGAL AND OTHER INGOING COSTS

The ingoing tenant to be responsible for the landlord's legal costs incurred in the transaction.

BUSINESS RATES (Draft 2017 Valuation)

To be assessed. As a guide the 3rd floor is currently assessed at £70 per sq m (RV)

ENERGY PERFORMANCE CERTIFICATE

The EPC rating for this property is D (78)

SERVICES

No tests have been carried out on any appliances or services at the premises and neither the owner nor their agents give any warranty as to their condition. Prospective occupiers should make their own investigations.

FINANCE ACT 1989

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT).

VIEWING

For further information please contact the Sole Agents, **Chesters Harcourt Ltd**:

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