



## 19 Sea King Road, Yeovil BA20 2NZ

### TO LET

Area: 9,720.00 sq ft (903.02 sq m) | Rent: £55,000 PA |

#### LOCATION:

The property is located on the popular and well established Lynx Trading Estate, situated towards the south western outskirts of Yeovil. It has good road side prominence to Lysander road, one of the town's main arterial routes. Yeovil has a population of circa 45,000 and includes a good range of recreational, shopping and educational facilities. Major occupiers in the town include Leonardo Helicopters, Screwfix, Honeywell Systems and BAE Systems.

#### KEY FEATURES:

- Former Trade Counter
- immediate occupation
- A sale of the property may be considered
- Units from 3,800 sq ft
- Refurbished throughout
- New lease available
- Will split

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### DESCRIPTION:

The property comprises part of a modern industrial/warehouse building of steel frame construction with central columns, brickwork facing to the lower external elevations with profite steel cladding. Internally, the accommodation includes various offices, WC accommodation and kitchen, accessed from a separate pedestrian entrance. The accommodation has been refurbished throughout with new carpeting, surface mounted fluorescent lighting, electric panel heaters and intruder alarm system within the office accommodation, whilst the industrial/warehouse space has a painted concrete floor, 3 phase power and fluorescent lighting. The accommodation is available as a single unit or alternatively may be split to provide two units, with the smallest being around 353 sq m (3,800 sq ft). Externally, there are parking spaces to both the front and side elevations.

### FLOOR AREA:

FLOOR	AREA sq ft	AREA sq m
A	3,800.00	353.03
B	5,920.00	549.99
<b>TOTAL</b>	<b>9,720.00 sq ft</b>	<b>903.02 sq m</b>

### TENURE:

The accommodation is offered by way of a new full repairing and insuring lease, for a term of years to be agreed. Alternatively, consideration will be given to disposal of the long leasehold or freehold interest, with further details upon request. References may be sought from any prospective tenant prior to agreement. Rent deposit may be required.

**EPC:** E 113

**VAT:** Under the Finance Acts 1989 and 1997, VAT may be levied on the Rent/Sale price. We recommend that the prospective tenants/purchasers establish the implications before entering into any agreement.

**LEGAL COSTS:** Each party to be responsible for their own legal costs incurred in the transaction

**RATES:** The property has a rateable value of £64,500. Interested parties should make their own enquiries to South Somerset District Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. [www.voa.gov.uk](http://www.voa.gov.uk)

### CONTACT:



**Chesters Harcourt**  
01935 415454  
[info@chestersharcourt.com](mailto:info@chestersharcourt.com)

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