



Suites 1, 2 & 5, Suites 1, 2 & 5, 21 Old Yarn Mills Westbury, Sherborne DT9 3RQ

TO LET

Various Sizes Available

LOCATION:

The property is located in Sherborne town centre at the junction of Westbury and Ottery Lane adjacent to Sherborne School Playing Fields.

KEY FEATURES:

- Upper floor office space
- Three suites available
- Allocated car parking
- Inclusive rent
- Shared building
- Fully managed estate
- Short term available

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DESCRIPTION:

Within 21 Old Yarn Mill is a range of upper floor office suites with a shared communal entrance, kitchen and WCs. There is a diverse range of companies within the building making up a business community with 13 offices in total. There is allocated parking.

PREMISES	AREA SQ FT	AREA SQ M	RENT PA
Suite 2	263.00	24.43	£4,250
Suite 5	130.00	12.08	£2,500
Suite 1	262.00	24.34	£4,000

TENURE:

Leasehold. A standard lease is offered to named individuals.

VAT:

VAT is not chargeable on the rent.

SERVICE CHARGE: None - inclusive rent. All services including heating are provided by the landlord.

EPC: C 75

LEGAL COSTS: A non refundable deposit of £500 + VAT is required to secure a suite

RATES: If you qualify for small business rate relief there will be nothing to pay.

CONTACT:



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