



Park House 45 The Park, Yeovil BA20 1DF

TO LET

Various Sizes Available

LOCATION:

Yeovil is located on the south eastern boundary of Somerset, adjacent to the Dorset border, allowing for good transport links with the A303 as well as the A30 and A37 that run through the town. There are two mainline railway stations with direct routes to London. The principal town centre consists of retailers ranging from department stores such as M&S to high street retailers Argos, Primark and Dunelm, with a market taking place twice a week. In addition, the town is home to international aerospace leaders, Leonardo Helicopters and Yeovil District Hospital.

The property is located in a popular and sought after predominantly residential district of Yeovil, and is a short walk from the town centre, car parks, hospital and bus station. Other businesses in close proximity include The Park Private School, Conservative Association and various occupiers already within the building itself.

KEY FEATURES:

- 3 Office suites
- Allocated parking
- Within attractive Edwardian property
- Overlooking Swallowcliffe Gardens

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DESCRIPTION:

The property comprises various office suites within a substantial, refurbished detached property originally built in the early 1900's. The building is within its own grounds overlooking Swallowcliffe Gardens.

Each office suite is self-contained with communal WC/kitchen facilities and allocated private car parking.

PREMISES	AREA SQ FT	AREA SQ M	RENT PA
Suite AG2-1	225.00	20.90	£1,900
Suite CG11	813.00	75.53	£5,000
Suite AG2-2	286.00	26.57	£2,500

TENURE:

Leasehold - A new lease is offered on flexible terms.

VAT:

No VAT payable

SERVICE CHARGE: AG2-1 £1,100, AG2-2 ££1,500, CG11 £3,200 **EPC:** C 69

LEGAL COSTS: Each party to be responsible for their own legal costs. The ingoing tenant will be expected to provide references and/or a deposit **RATES:** Rateable value (2017)
AG2-1 £2,500
AG2-2 £3,250
CG11 £6,400

If you qualify for small business rate relief there will be no rates payable under current legislation.

CONTACT:



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