



## Brunel House Houdstone Business Park, Meade Avenue, Yeovil BA22 8RT

### TO LET

#### Various Sizes Available

#### LOCATION:

The offices occupy a prominent position on Houndstone Business Park, one of the principal business parks in Yeovil. The property is conveniently located for access to the A37, which in turn is 5 miles from the A303, a main arterial route to cities such as Bristol and London.

Other occupiers within the building include Civica and GP Strategies as well as larger occupiers such as Audi, BMW and Screwfix within the business park.

#### KEY FEATURES:

- Modern purpose built office building
- Opposite Screwfix HQ and next to Audi
- Allocated car parking
- New leases available
- Prominent position
- Various suites available from 2,120 sqft
- Lift

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### DESCRIPTION:

The suites benefit from raised floors, suspended ceilings with recessed lighting and double glazed windows. There are male and female WC's within each suite. Some of the suites have tenant fit out including kitchens, partitioning and air conditioning.

There is allocated parking with each suite.

PREMISES	AREA SQ FT	AREA SQ M	RENT PA
Ground Suite A2	2,120.00	196.95	£21,200
Ground Suite B1	2,438.00	226.50	£24,380
Ground Suite B2	2,340.00	217.39	£23,400
Level 1 Suite C1/C2	5,037.00	467.95	£50,370

### TENURE:

### VAT:

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

### SERVICE CHARGE:

### EPC:

**LEGAL COSTS:** Each party to be responsible for their own legal costs.

**RATES:** Suite A2: £19,250  
Suite B1: £20,250  
Suite B2: £20,250  
Suite C1/C2: £39,500

### CONTACT:

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