



Unit 8/9 Bartlett Park, Gazelle Road, Lynx Trading Estate, Yeovil, Somerset, BA20 2PJ

To Let - £19,000 per annum

End terrace industrial unit available. Other units available if more space required. Allocated parking.

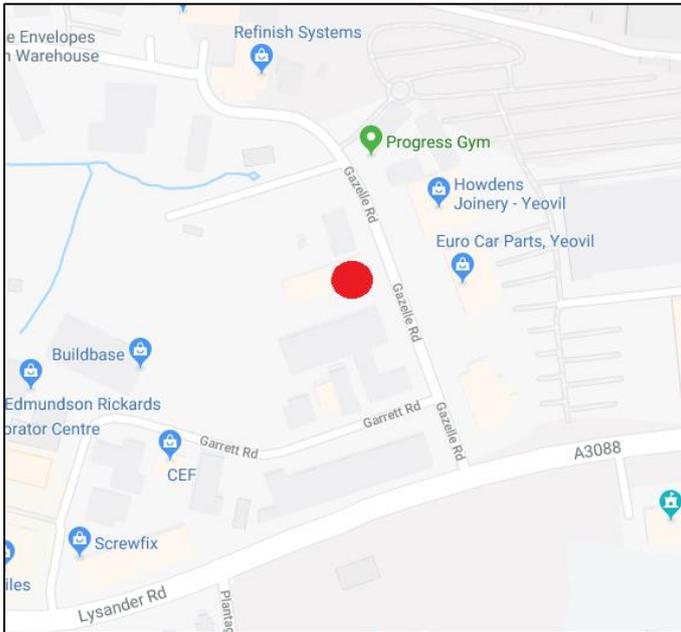


LOCATION

The property is located off Gazelle Road on Lynx Industrial Estate on the western outskirts of Yeovil town. Yeovil is an industrial and former market town with a resident population of circa 42,000 and offers a good range of recreational, educational and shopping amenities. The A37 and A30 bisect the town, whilst the A303 Trunk Road is accessible some 5 miles distant (itself providing access to Taunton and the M5 some 26 miles away). The town has 2 railway stations providing easy access to London Waterloo/Exeter and Bristol/Weymouth.

DESCRIPTION

End terrace industrial/warehouse unit with 2 goods loading doors.



ACCOMMODATION

Unit 8/9 3,455 sq ft (320.97 sq m)
Plus mezzanine

There is in addition a small secure compound available by separate negotiation.

SERVICE CHARGE

A service charge is payable for buildings insurance and communal maintenance. Further details on request.

TENURE

The unit is available on a new effectively repairing and insuring lease, terms to be negotiated.

RENT

£19,000 per annum, exclusive

VAT

Any reference to price, premium or rent is deemed to be exclusive of VAT unless expressly stated otherwise. Any offers received will be assumed to be net of VAT unless stated otherwise.

LEGAL AND OTHER INGOING COSTS

Each party is to bear their own legal and professional costs.

RATES

To be assessed

ENERGY PERFORMANCE CERTIFICATE

EPC Band D

VIEWING

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

Telephone: (01935) 415454

Email: info@chesterscommercial.com

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