

01935 415454

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Chesters
Commercial



Unit 5 Limber Road, Lufton Trading Estate, Yeovil,
Somerset, BA22 8RR

Industrial Unit To Let

Good quality industrial unit with roller shutter door. Located on popular Lufton Trading Estate. Allocated parking available outside of unit. Flexible lease terms offered



LOCATION

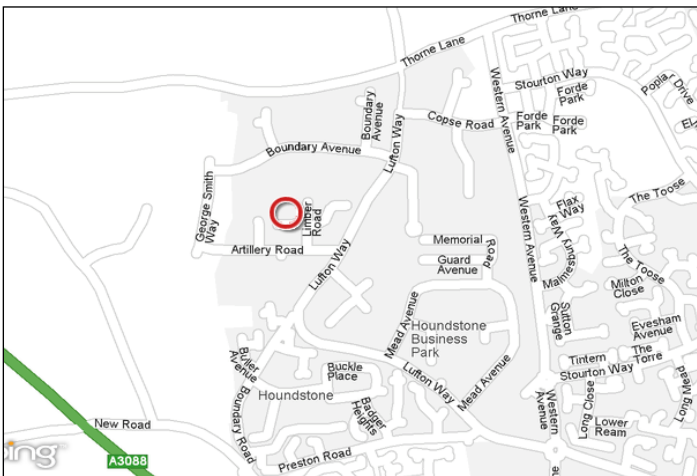
The property is situated on Limber Road within the popular Lufton Trading Estate on the western outskirts of Yeovil town centre. Adjoining occupiers include south west metal finishing and Paul Hart Welding.

The location benefits from excellent road links via the Cartgate link to the A303 and the motorway network beyond.

DESCRIPTION

The property comprises a portal steel frame industrial building with profiled steel and brick front elevations below a pitched steel clad roof. The unit is finished to a good standard.

Access is provided to the front of the property through both a personal door and roller shutter door. The property benefits from a WC and allocated parking.



ACCOMMODATION (all areas are approximate net internal and are provided only for guidance purposes).

Area – 912 sq ft (84.73 sq m)

Includes WC

LEASE

New full repairing and insuring lease terms to be negotiated.

RENT

£7,200 per annum.

RATES

VOA 2017 Rateable Value £5,800.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VAT

The property is not elected for VAT.

ENERGY PERFORMANCE CERTIFICATE

The EPC rating for this property is E (111).

VIEWING

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

Telephone: (01935) 415454

Email: info@chesterscommercial.com

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