

**FREEHOLD  
FOR SALE  
OR TO LET**



ANOTHER  
**GLENMORE**  
DEVELOPMENT  
[www.glenmore-group.co.uk](http://www.glenmore-group.co.uk)

# GlenmoreBusinessPark

**CHALLENGER WAY, LUFTON, YEOVIL, BA22 8XG**



**41 SELF-CONTAINED B1(c), B2, B8 COMMERCIAL/INDUSTRIAL/WAREHOUSE UNITS**  
WITHIN AN ESTABLISHED COMMERCIAL AREA

**Units from 1,079 - 3,730 sq ft** with allocated parking





GlenmoreBusinessPark



## LOCATION

Glenmore Business Park comprises a new development of 41 units in a landscaped setting within an established commercial area in Yeovil. The site is situated close to Yeovil town centre and within easy reach of road networks leading to Taunton/M5, Bristol/M4 and the A303 to the M3.

## DESCRIPTION

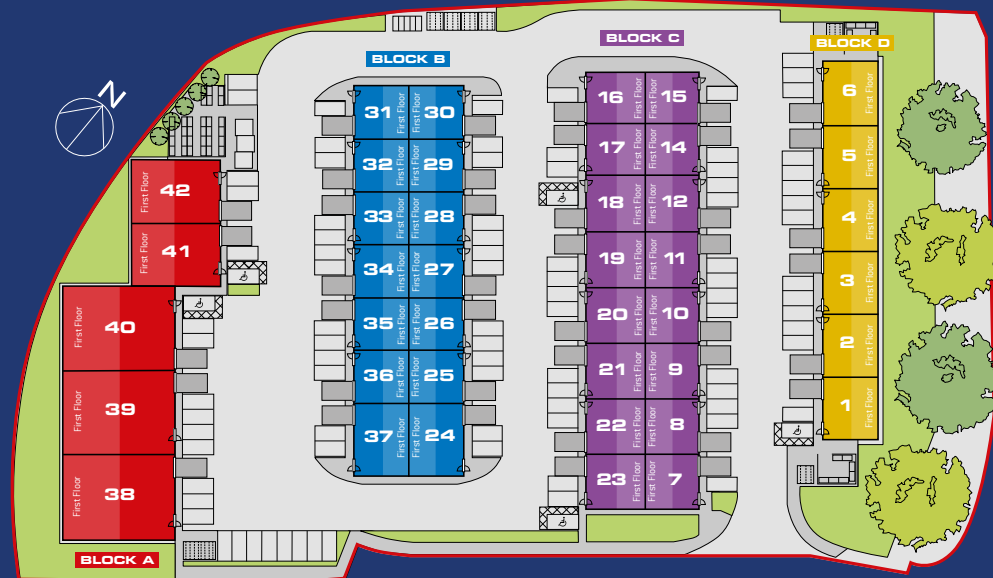
The new units will provide a mix of light industrial, warehouse or commercial units built with steel portal frames, low-level brick fascias and high-quality micro-rib cladding systems. Each unit will have a first floor capable of being used as offices (subject to necessary consents) and unit sizes run from 1,079 sq ft up to 3,730 sq ft, although they will be capable of being combined to form larger units as necessary.

## KEY FEATURES

- 6m internal eaves height
- 15 kN/m<sup>2</sup> ground floor loading capacity
- Sectional roller shutter loading doors
- High quality trapezoidal cladding systems to roofs and walls
- 10% daylight roof panels
- First floor suitable for office fit-out (subject to necessary consents)
- Allocated parking spaces

Floor Areas (sq ft GIA)			
Unit	Ground	First	Total
1	917	481	1398
2	910	479	1389
3	910	479	1389
4	910	479	1389
5	910	479	1389
6	917	481	1398

Floor Areas (sq ft GIA)			
Unit	Ground	First	Total
7	760	398	1158
8	774	407	1181
9	774	407	1181
10	774	407	1181
11	774	407	1181
12	774	407	1181
14	710	370	1080
15	710	369	1079
16	775	384	1159
17	775	389	1164
18	845	429	1274
19	845	429	1274
20	845	429	1274
21	845	429	1274
22	845	429	1274
23	829	415	1244



## ACCOMMODATION

Floor Areas (sq ft GIA)			
Unit	Ground	First	Total
24	1033	567	1600
25	752	404	1156
26	752	404	1156
27	752	404	1156
28	752	404	1156
29	752	404	1156
30	745	399	1144
31	745	399	1144
32	752	404	1156
33	752	404	1156
34	752	404	1156
35	752	404	1156
36	752	404	1156
37	1033	567	1600

Floor Areas (sq ft GIA)			
Unit	Ground	First	Total
38	2469	1261	3730
39	2455	1243	3698
40	2456	1251	3707
41	1413	701	2114
42	1404	680	2084

## SERVICES

Mains gas, 3 phase electricity, water and fibre optic telecoms will be available.

## TENURE

Units are available freehold or by way of a full repairing and insuring lease. Details available on application.

## FURTHER INFORMATION

Please contact the agents for further details.

**IMPORTANT NOTICE:** Edmonds Commercial & Greenslade Taylor Hunt and their clients give notice that: (i) they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Edmonds Commercial & Greenslade Taylor Hunt have not tested any services, equipment or facilities. (iii) Purchasers must satisfy themselves by inspection or otherwise.



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