



Business Unit

TO LET

Unit 27, Venture 20, Brympton Way, Lynx West Trading Estate
Yeovil, Somerset, BA20 2HP

- Business unit prominently positioned on popular Yeovil Trading Estate.
- Total approximate area 1,196 sq ft.
- Ground and mezzanine level providing office, workshop and rear yard.
- Available by way of a new lease for a term by arrangement.

£10,500 Per annum

Location

Yeovil is South Somerset's Regional Centre located 28 miles East of Taunton, 50 miles North East of Exeter, 32 miles South of Bath and 125 miles South West of Central London. The town benefits from good communications being located at the intersection of the A30 and the A37 and just off the A303 trunk road providing a virtual dual carriageway link to London.

The town has a population of 40,000 and has developed into a centre of the aircraft and defence industries with the most notable employer being AgustaWestland, manufacturers of helicopters.

Lynx Trading Estate predominantly constructed in the 1980's is a large and popular industrial trading estate well located on the south western outskirts of Yeovil, just off the A3088 link road providing access to the A303. Occupiers on Lynx Trading Estate include Screwfix, Yodel, Topps Tiles, Magnet, and a variety of independent businesses. Venture 20 is located opposite the Wickes retail warehouse.

Description

Venture 20, with a good roadside frontage on to the Estate is favoured by trade counter and showroom businesses.

The ground floor has been partitioned to provide office, workshop, WC and kitchen facilities. The mezzanine level provides storage with a restricted head height in parts. There is a secure rear yard. The premises benefit from mains electricity, water and drainage.

Floor Areas

Unit 27 has the following approximate gross internal floor area: -

Ground Floor	76.56 sq m	825 sq ft
Mezzanine	34.38 sq m	371 sq ft
Total	110.94 sq m	1,196 sq ft

Business Rates

Unit 27 Rateable Value: £9,200.

Qualifying businesses will benefit from small business rates relief and no business rates will be payable.

Energy Performance Certificate

The property has an asset performance rating of E123. A full copy of the EPC is available upon request.

Terms

The property is available by way of a new lease for a term by arrangement at a guide rent of £10,500 per annum.

Service Charge

A service charge will be payable for the maintenance and upkeep of the common areas of the development currently budgeted at £1,198.96 plus VAT. The tenant will be responsible for the building insurance premium for the unit currently £553.04 plus VAT.

VAT

VAT is payable on the rent and service charge.

Viewing

Strictly by appointment with sole agents:-

Zack Dennington and Robert Clark
Greenslade Taylor Hunt
22 Princes Street, Yeovil, Somerset, BA20 1EQ
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Important Notice

These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.