

# Rotor Trade Park

TRADE COUNTER / WAREHOUSE / INDUSTRIAL

Lynx Trading Estate  
Watercombe Lane  
Yeovil, Somerset  
BA20 2SU

4,026– 14,015 sq ft  
374 – 1,302 sq m

- Prime consented new build trade counter / industrial terrace, coming soon
- Up to 3 units, available individually or combined
- 8m minimum eaves height
- Photovoltaic panels on all units
- Electric vehicle charging points to all units
- Targeting EPC A
- Targeting BREEAM 'Very Good'
- Yeovil's premier industrial and trade destination



Indicative CGI Image

Coming Soon

## CONTACT US

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## Property Overview

### DESCRIPTION

- Prime consented new build trade counter / industrial terrace, coming soon
- Up to 3 units, available individually or combined
- 8m minimum eaves height
- 1 ground level loading door, per unit
- Option for additional mezzanine, subject to occupier requirements
- Power capacity of 69 KVA per unit
- Generous vehicle parking provision

### SERVICES

The property will benefit from water, drainage and 3 phase electricity.

### ACCOMMODATION

The below are based on GEA measurements:

	SQ M	SQ FT
UNIT 1		
Warehouse / Ground Floor Office	540	5,812
UNIT 2		
Warehouse / Ground Floor Office	374	4,026
UNIT 3		
Warehouse / Ground Floor Office	388	4,177
TOTAL GEA	1,302	14,015

### ENERGY PERFORMANCE

The Energy Performance Certificate will be obtained for the units following completion of the development.

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### GREEN CREDENTIALS

- Targeting EPC A
- Targeting BREEAM 'Very Good'
- Electric vehicle charging points to all units
- Photovoltaic panels on all units
- Secure cycle storage
- 15% translucent roof panels for enhanced natural light
- Insulated cladding and roof materials
- Low air permeability design



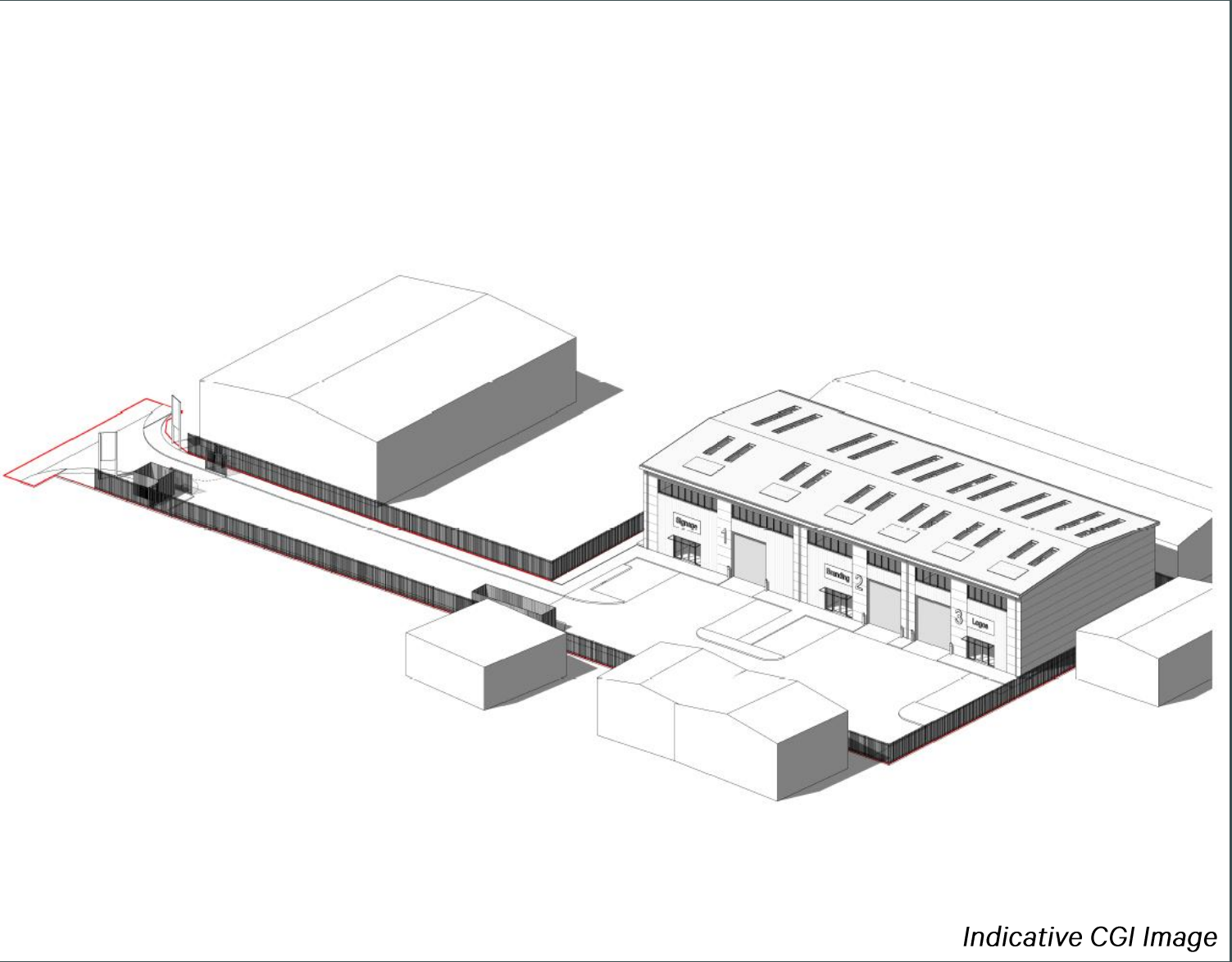
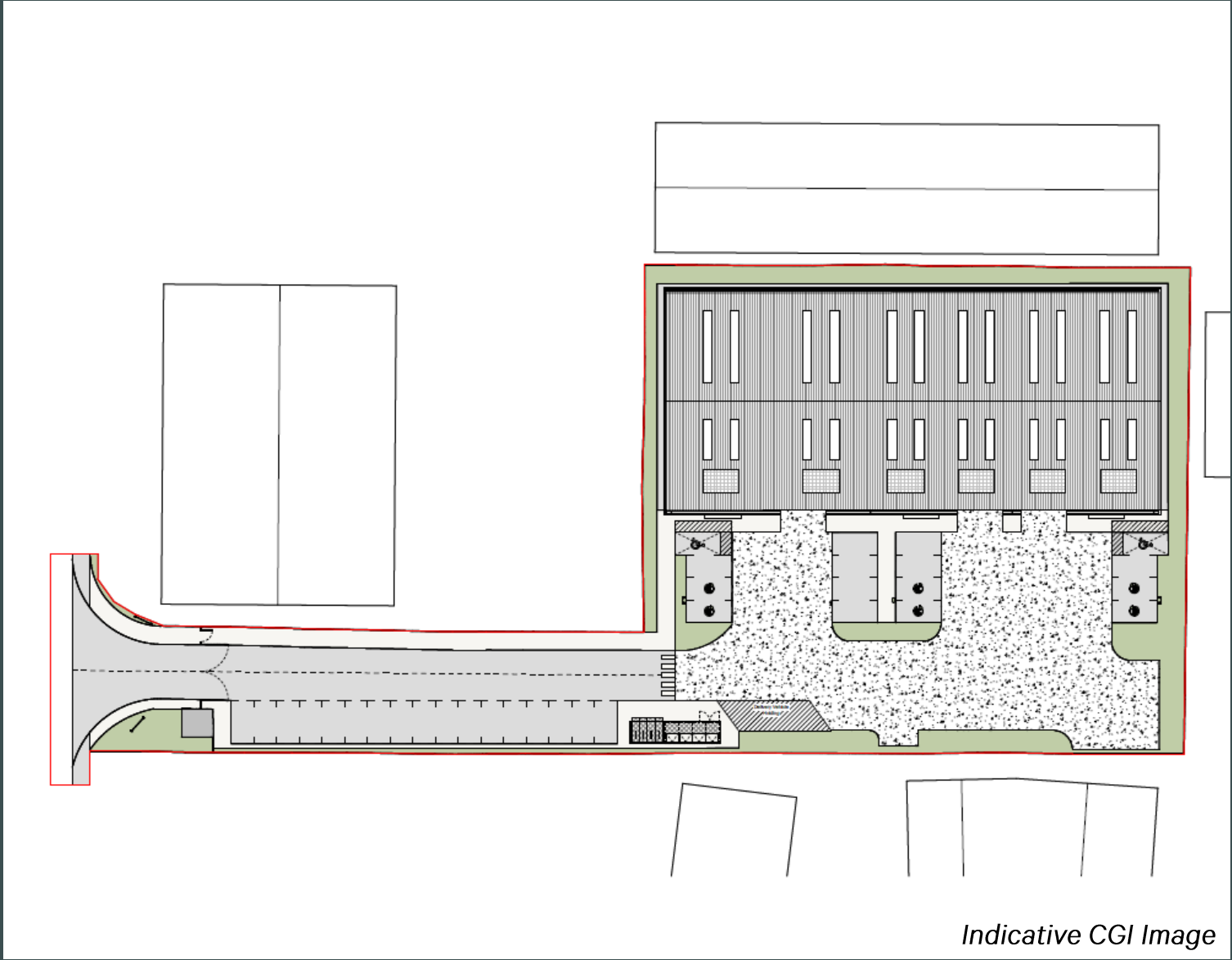


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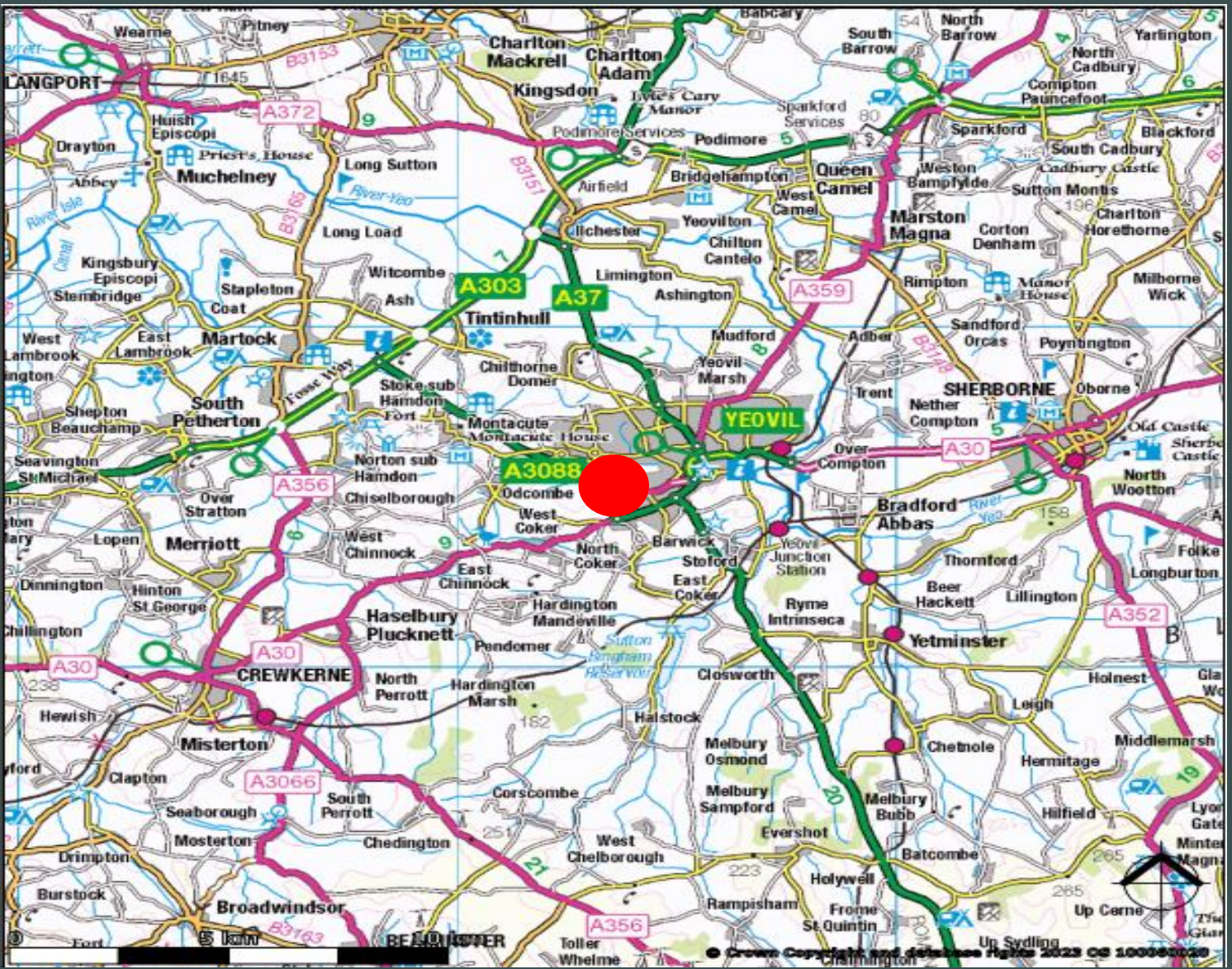


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## Further Information

### PLANNING

The property has achieved planning consent for Class E (g)(i) Offices, E(g)(iii) Industrial Processes, Class B2 General Industrial and Class B8 Storage and Distribution purposes.

Interested parties are advised to make their own enquiries with the Local Planning Authority in respect of their proposed use.

### RATEABLE VALUE

The units will require re-assessment post completion of the development.

Prospective occupiers are advised to make their own enquiries of the Local Rating Authority to establish the position in respect of any upcoming changes to this and any associated Transitional Relief benefits.

### TENURE

The units are available by way of a new Full Repairing and Insuring (FRI) leases for a term to be agreed, subject to status.

### RENT

Available upon application.

### VAT

All figures are quoted exclusive of VAT which will be charged at the prevailing rate.

### LEGAL COSTS

Each party is to bear their own legal, surveyors or other costs incurred in any transaction.

### ANTI-MONEY LAUNDERING

The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.



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## Property Overview

### SITUATION

- Yeovil's premier industrial and trade destination.
- Located on Watercombe Lane, just off the A3088 Lysander Road.
- Located adjacent to Bunford Park, the home of the new proposed David Lloyd Leisure Centre.
- The A3088 connects Yeovil to the A303, which in turn connects to Taunton and the M5 Motorway via the A358.
- Nearby occupiers include Screwfix, Toolstation, City Plumbing Supplies And Wickes.

### TRAVEL DISTANCES

- Yeovil Town Centre – 2.6 miles (4.18km)
- A37 – 1.5 miles (2.41 km)
- A303 – 4.4 miles (7.08 km)
- J25 of the M5 Motorway – 23 miles (37.01 km)

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