

The logo for 'gth' is displayed in white lowercase letters on a red rectangular background. The background image of the top half of the page shows the exterior of a modern business unit with a grey stone wall, a dark grey door, and two windows. The unit is identified by the number '17A' on the wall. There are several signs on the wall, including 'NO PARKING PRIVATE BAY' and 'PRIVATE PROPERTY'. A 'CID' sign is also visible on the right side of the wall. The roof is made of grey corrugated metal.

gth

Business Unit

Modern Refurbished Business Unit

TO LET

Unit 17A Camelot Court, Somerton Business Park, Somerton TA11 6SB

- Newly refurbished and well presented Business Unit on popular business park
- Providing Ground Floor and First Floor Office and workspace accommodation
- Totalling 83.61 SQM (900 SQFT)
- Available on a new lease

Rent £950.00 per calendar month

Location

Somerton is a vibrant south Somerset town with a population of some 4,700 and a large commercial quarter with Business Park, numerous retail, public house, cafe and other commercial uses in the town centre. Somerton is situated some 12 miles north west of Yeovil and 18 miles east of Taunton and the A303 some 5 miles to the south east provides the virtual dual carriageway link to London via Junction 8 of the M3.

Somerton Business Park is the town's commercial centre and is situated 1 mile north east of the Town Centre off the B3153 Somerton – Langport Road.

Somerton Business Park provides a mix of stand-alone units as well as terraces of smaller units suitable for small independent service industry users. The Park also houses a popular Recycling Facility, has a few trade counter operators and car servicing businesses.

Description

Accessed from the rear service yard jointly serving the front units of Camelot Court, 17A Camelot Court is a mid terrace business unit benefiting from car parking and a shared service yard suitable for loading and unloading purposes.

The unit has recently been refurbished to provide front reception and partitioned office, open plan workspace and store with WC facility at ground floor level. Rear stairs lead to the first floor providing open plan kitchenette area and two office rooms, one with side storage area.

Accommodation

The unit has the following approximate gross internal floor area:-

83.61 sqm (900 sq ft)

Tenure

Unit 17A is available on a new Full Repairing and Insuring lease for a term by arrangement.

EPC

Unit 17A has a "C" EPC Rating, further details available upon request

Rental Guide

Unit 17A is available at a rent of £950 p.c.m (£11,400 per annum)

The property is not opted for tax and VAT will not be charged on the purchase price.

Business Rates

Rateable Value April 2023 £3,850

Small Business Rates Relief will be available and qualifying businesses should expect full rates relief.

Viewing

Strictly by appointment with agents:-

Robert Clark & Zack Dennington

Greenslade Taylor Hunt

22 Princes Street, Yeovil, Somerset, BA20 1EQ

Telephone: 01935 423474

Email: Robert.clark@gth.net Zack.dennington@gth.net



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.

