



Units 25, 26 & 27, Artillery 88, Lufton Trading Estate, Yeovil
Somerset, BA22 8QR

Units 25, 26 & 27, Artillery 88, Lufton
Trading Estate, Yeovil, Somerset,
BA22 8QR

- New build industrial accommodation .
- Well located in the popular Lufton Trading Estate.
- Available to rent or to buy.

Guide Rent: £19,750 per annum
Sale Price: £295,000

Location

Yeovil is a market town located circa 40 miles south of Bristol and 28 miles east of Taunton, and with a population of 42,000. The town lies at the junction of the A30 and A37, with the A303 4 miles to the north providing access to the rest of the major road network. Main employers include Leonardo, Aerosystems, South Somerset District Council, Garador and Pittards. The town benefits from A303 access and two railway stations (London Waterloo to Exeter, and Bristol to Weymouth).

Lufton Trading Estate is situated towards the western outskirts of Yeovil, and benefits from established occupiers including Honeywell, Silverline Tools, and Cavity Trays.

Description

Artillery 88 is a newly built industrial development constructed of steel portal frame with high quality, insulated cladding to the roof and walls with 10% daylight roof panels. Block A benefits from:-

- Minimum eaves of 5.45 m rising to 6.17 m.
- Electrically operated roller shutter measuring 2.97 m wide by 3.08 m high.
- 2 allocated parking spaces.
- First floor mezzanine suitable for office fitout.



Floor Areas

Having measured, we have obtained the following gross internal areas:-

Ground floor	101.89 sq m	1,097 sq ft
Mezzanine	<u>47.56 sq m</u>	<u>512 sq ft</u>
Total	149.50 sq m	1,609 sq ft

Tenure

The units in Block A are available individually via an FRI lease for a term by arrangement at a guide rent of £19,750 per annum. The units are also available to purchase freehold with vacant possession at a guide price of £295,000.

An estate management charge will be payable for contribution to the repair and maintenance of the communal areas of the estate.

References/Rental Deposits

Financial, accountancy and other references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to landlord's discretion.

Rateable Value

Having checked the valuation office's website, we understand the units are yet to be assessed for business rates.

EPC

The units have an energy performance rating of B(41).

gth

Greenslade
Taylor Hunt



VAT

We are advised the property is registered for VAT, therefore VAT will be payable on the rent or purchase price.

Viewing

Strictly by appointment with sole agents:-

Zack Dennington / Joseph Hughes
Greenslade Taylor Hunt
22 Princes Street
Yeovil, Somerset
BA20 1EQ
Email: commercial.yeovil@gth.net
Tel: 01935 423474

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.

