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Business Unit

TO LET

**Unit 4 Middle Coombe, Coombe Farm,
Roundham near Crewkerne TA18 8RR**

- Adjacent to the A30 within 4 miles of the A303 and one mile from Crewkerne.
- Located on an established, high quality business park.
- Work space, offices, large fitted kitchen & warehouse accommodation
- Totalling approximately 394 sqm (4,240 sqft),
- Available on a new lease

Rental Guide £30,000 per annum.

Location

Coombe Farm is located adjacent to the A30, close to Roundham between Chard and Crewkerne, approximately 4 miles south of the A303 London to Exeter trunk road.

Yeovil is 10 miles to the east, Ilminster is within a few minutes' drive and the A358 provides convenient access to J25 of the M5 motorway, as well as Taunton, the county town of Somerset.

Description

This modern business unit provides a pleasant working environment within a rural location.

Unit 4, is currently fitted out to provide a warehouse area with vehicular loading access, a heated workspace area with two separate offices, a good sized fitted kitchen/dining room and male & female disabled WCs and shower room.

The unit has recently been upgraded and re-decorated and is suitable for a number of business uses including offices, stores, workshops or as a training facility. There is parking to the side and loading access directly to the front.

Accommodation

Warehouse	145.75 sq m	1,568 sq ft
Workspace incl. Two Offices	196.79 sq m	2,118 sq ft
Kitchen	28.79 sq m	310 sq ft
WCs	<u>22.38 sq m</u>	<u>241 sq ft</u>
Total	383.26 sq m	4,237 sq ft

Business Rates

The property has a rateable value of £16,500.

Energy Performance Certificate

The property has an Energy Asset Rating of D(80). A full copy of the EPC is available upon request.

Terms

A new full repairing and insuring lease is available for a term by arrangement at the following guide rent:-

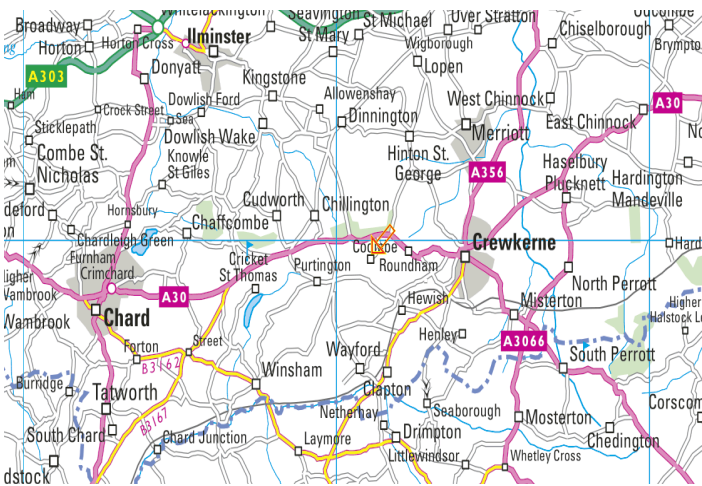
£30,000 per annum.

VAT

We are advised the property is not registered for VAT, therefore VAT will not be payable on the rent.

Viewing

Strictly by appointment with sole agents:-
Robert Clark Greenslade Taylor Hunt
22 Princes Street Yeovil Somerset, BA20 1EQ
Telephone: 01935 423474 / 07767 637284



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.



