

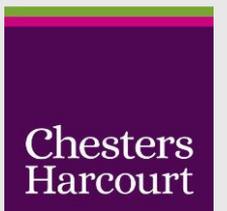
UNITS D, ELLIOT HOUSE, GEORGE SMITH WAY, YEOVIL, SOMERSET, BA22 8QR



## OFFICE TO LET

UNIT D £500 pcm + VAT

OFFICE



# UNITS D, ELLIOT HOUSE, GEORGE SMITH WAY, YEOVIL, SOMERSET, BA22 8QR

## SUMMARY

- Main road frontage
- Modern mid terrace unit(s)
- Car Parking
- Popular estate location
- New lease/s offered
- Flexible terms
- Can be taken as one (both industrial unit and office) or two individual units (Office or Industrial unit)

## THE PROPERTY

A modern mid terrace unit with personnel door.. Flexible space each with WC and Kitchenette. Car parking to the front of the property (2 per unit). Office unit has Air Conditioning, Industrial unit has Gas Heating and 3 phase electricity availability.

Eaves height (Unit) 4.8m

## THE LOCATION

The property is on George Smith Way Lufton Trading Estate. Close to Yeovil Football Club. Notable occupiers in the vicinity include the NHS HQ at Wynford House, Howards Citroen, MKM Building Supplies, Ford and Enterprise Car Rental.

## LEASE

A new lease/s is offered on terms to be agreed subject to references and/or a deposit being provided.



# UNITS E, ELLIOT HOUSE, GEORGE SMITH WAY, YEOVIL, SOMERSET, BA22 8QR

## TENURE AND PRICE

A new lease/s is offered on terms to be agreed  
£500 pcm(UNIT D)

## EPC RATING

Under Review

## RATES

Under Review. Indicative Rateable Value for unit E is £3,250  
pa

## VAT

The property has been elected for VAT

## SERVICE CHARGE

Estate charge applicable.

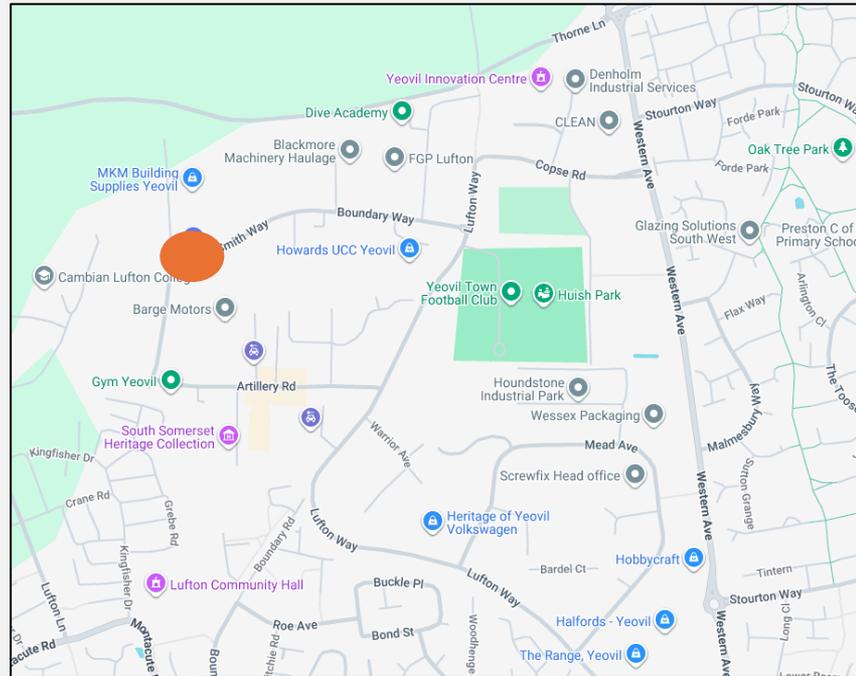
## CONTACT

For further information please contact Chesters Harcourt :

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07825 525055 or 01935 415454

Floor Areas	Approx. GIA (m2)	Approx. GIA (sq ft)
Unit D (Office)	26.26	283



**Chesters  
Harcourt**

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