

3 ARMOURY ROAD, LUFTON TRADING ESTATE, YEOVIL, SOMERSET, BA22 8RL



INDUSTRIAL UNIT WITH YARD SPACE TO LET

RENT £37,500 per annum

**Chesters
Harcourt**

3 ARMOURY ROAD, LUFTON TRADING ESTATE, YEOVIL, SOMERSET, BA22 8RL

SUMMARY

- New lease available
- The unit is well located on a popular trading estate
- Refurbished Industrial unit
- Goods loading door
- Secure site fully self contained
- With on site parking
- Yard space and goods loading
- 3 phase electric
- LED warehouse lighting
- 3m Eaves and clear span space

THE PROPERTY

The property comprises a single storey industrial unit. The unit is situated on a 0.45 acre site with good yard space and ample of parking. The site is secured with a driveway leading to a gated entrance. There is a good loading door along with a sperate personnel door. The property has been fully refurbished to a high standard. Internally the property has WC, a kitchen and a small office. Eaves height of 3m.

THE LOCATION

The property is located on the Lufton Trading Estate in Yeovil. Other occupiers within close vicinity include Silverline Tools, Puffin Cleaners, Wessex Industrial Doors and Enterprise Care Rental.

LEASE

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



3 ARMOURY ROAD, LUFTON TRADING ESTATE, YEOVIL, SOMERSET, BA22 8RL



3 ARMOURY ROAD, LUFTON TRADING ESTATE, YEOVIL, SOMERSET, BA22 8RL

PRICE

£37,500 per annum

EPC RATING

3 Armoury Road Lufton Trading Estate Lufton YEOVIL BA22 8RL		Energy rating E
Valid until 4 November 2025	Certificate number 9263-3059-0050-0990-7105	

RATES

<https://www.tax.service.gov.uk/business-rates-find/valuations/start/15034801000>

VAT

The property has not been elected for VAT

CONTACT

For further information please contact Chesters Harcourt :

David Foot MRICS
david.foot@chestersharcourt.com

07825 525055 or 01935 415454

Floor Areas	Approx. GIA (m2)	Approx. GIA (sq ft)
GIA	390.19	4,200 sq Ft



**Chesters
Harcourt**

chestersharcourt.com

Tel: 01935 415454

Email: info@chestersharcourt.com

Chesters Harcourt Ltd, for themselves and for the vendor of this property, or as the case may be, lessor whose agents they are, give notice that:- i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of any offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Chesters Commercial Ltd have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard. iii) Neither Chesters Commercial Ltd nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority to ensure it is permitted.