

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



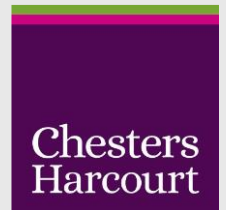
INDUSTRIAL UNIT AND OFFICE TO LET (EITHER TOGETHER OR INDIVIDUALLY)

UNIT D £500 pcm + VAT

OFFICE

UNIT E £1,333 pcm + VAT

WORKSHOP/WAREHOUSE



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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 a large goods loading and separate personnel door. The unit can be taken as one or split into a separate office and industrial unit. Flexible space each with WC's and Kitchenettes. Car parking to the front of the property (2 per unit). There is a possibility to have a separate front entrance door on the industrial unit if required. 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.



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TENURE AND PRICE

A new lease/s is offered on terms to be agreed
£500 pcm (UNIT D)
£1,333 pcm (UNIT E) plus VAT

EPC RATING

Under Review

RATES

Under Review. Indicative Rateable Value for unit D is £3,250 pa and unit E is £11,200 pa which are both below Small Business Rates Threshold. Subject to confirmation

VAT

The property has been elected for VAT

SERVICE CHARGE

Estate charge applicable.

CONTACT

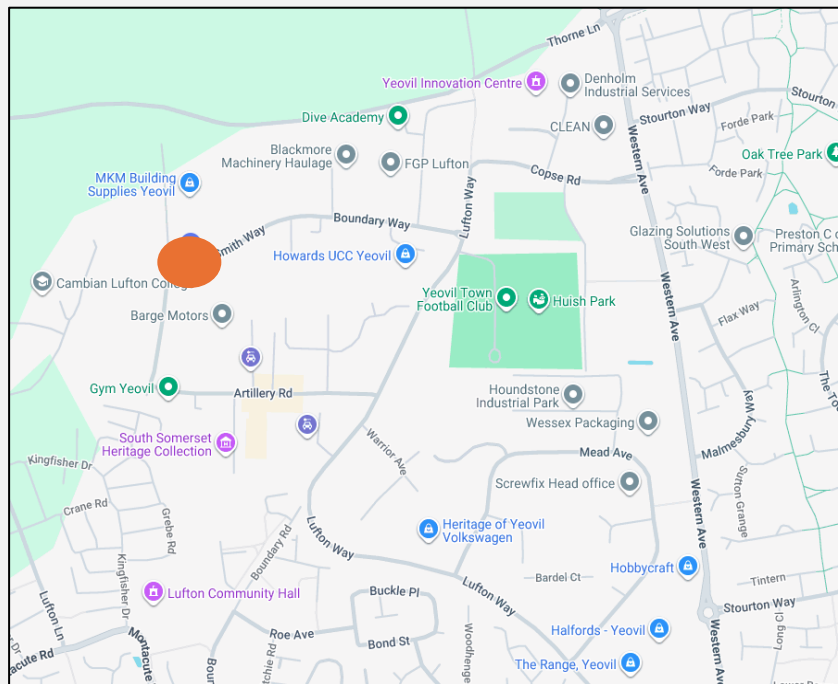
For further information please contact Chesters Harcourt :

David Foot MRICS
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07825 525055 or 01935 415454

Floor Areas	Approx. GIA (m2)	Approx. GIA (sq ft)
Unit D (Office)	26.26	283
Unit E (Unit)	142.69	1,536

*potential additional mezzanine area of approx. 9.44 m2 (300 sq ft)



**Chesters
Harcourt**

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