

## INDUSTRIAL UNITS TO LET



UNITS 31 AND 32 OAKLAND DRIVE, MARTOCK BUSINESS CENTRE,  
GREAT WESTERN ROAD, MARTOCK, TA12 6HB

RENT £25,000-£50,000 pa

**Chesters  
Harcourt**

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## SUMMARY

- 2 units – available as one or individually
- Currently occupied as one but can be separated
- New lease/s available
- Located on popular trading estate in Martock

## THE PROPERTY

The units comprise of a clear span warehouse space. Unit 31 is fitted out with offices in part.

## THE LOCATION

The property is located on Oakland Drive on the Martock Business Park which is strategically located near the A303 truck road providing good access to Yeovil and the M5/M3. Other occupiers on the business park include Bradfords Builders Merchants, Cloverleaf Motor Services and Paulls of Martock.

## LEASE

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

## SERVICE CHARGE

There is a service charge payable in respect of Martock Business Centre fixed and capped at 10% of the rent + VAT. To include building insurance.

## RENT

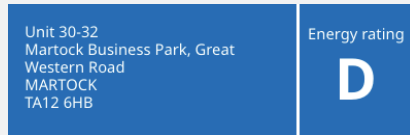
Unit 31 - £25,000 + VAT

Unit 32 - £25,000 + VAT



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## EPC RATING



## RATES

<https://www.tax.service.gov.uk/business-rates-find/valuations/start/14970501000>

## VAT

It is our understanding that the properties are elected for VAT.

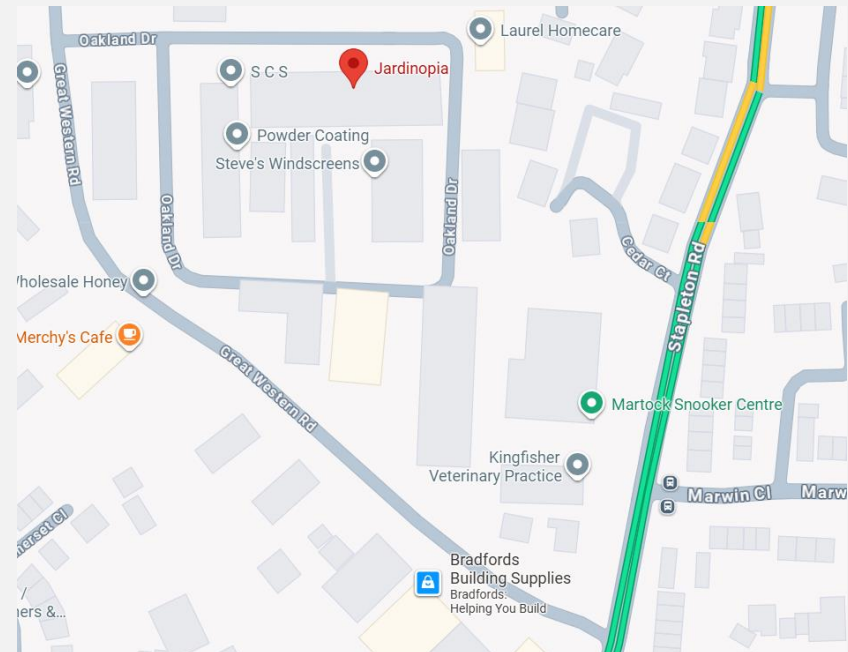
## CONTACT

For further information please contact Chesters Harcourt :

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07825 525055 or 01935 415454

Unit	Approx. GIA (sq ft)
31	4,772
32	4,772
<b>TOTAL</b>	<b>9,544 sq ft</b>



# Chesters Harcourt

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