

8 and 9 Babylon View, Oxford Road, Pen Mill Trading Estate Yeovil BA21 5HR



Industrial units for sale – 2 self contained units one with extensive office fit out  
GUIDE PRICE £130,000 (NO VAT) a unit

# 8 and 9 Babylon View, Oxford Road, Pen Mill Trading Estate Yeovil BA21 5HR

## SUMMARY

- Freehold unit with off road parking
- Ideal for owner occupation and/or letting for income
- 2 fully self-contained units
- Unit 8 comprising mainly office space on 2 floors
- Unit 9 benefiting from a goods mezzanine
- For sale with vacant possession
- Single phase electrics
- Comfort cooling/heating to offices
- 3m eaves
- Fire Alarm
- WCs in each unit

Floor Areas	Approx. GIA (m2)	Approx. GIA (sq ft)
Unit 8 GF	85 sq m	915 sq ft
Mezz	33 sq m	355 sq ft
Unit 9 GF	85 sq m	915 sq ft
1 <sup>st</sup> floor	41 sq m	441 sq ft

## THE PROPERTY

A modern steel framed unit with part block/brick elevations and insulated steel cladding with roof lights. Incorporating goods loading doors and separate pedestrian door.

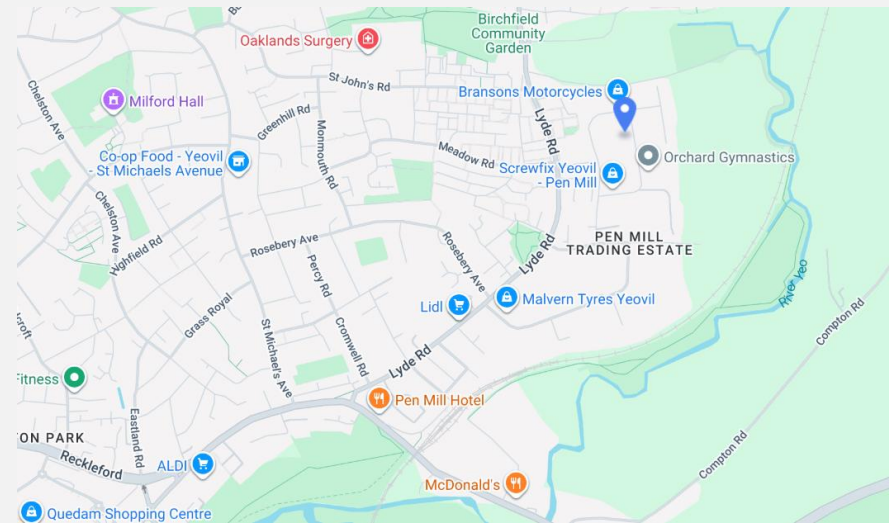
Unit 9 is constructed on 2 floors with 1<sup>st</sup> floor windows to the rear and a fire escape. Unit 8 has a goods mezzanine.

## THE LOCATION

Babylon View is a long established trading location on Pen Mill Trading Estate.

Occupiers in the immediate vicinity include Screwfix, Bransons Honda, Duffield Feeds, Kuehne Nagel and Wentin Fasteners .

Babylon View is off Oxford Road on the north eastern edge of the estate.

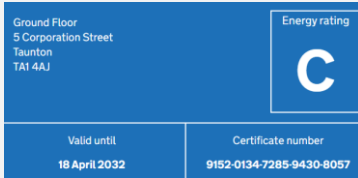


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## PRICE

£130,000 each

## EPC RATING



## RATES

RV	Unit 8	£8,500	April 2026
RV	Unit 9	£8,500	April 2026

The units are valued less than the small business rates threshold of £12,000 pa so relief may be available.

## VAT

Our understanding is that the property has not been elected for VAT

## CONTACT

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