

INDUSTRIAL UNIT WITH HALF MEZZANINE TO LET



UNIT 5/ARTILLERY 88, ARTILLERY ROAD, LUFTON TRADING ESTATE, YEOVIL,
BA22 8RP

RENT: £10,000 pa plus VAT



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SUMMARY

- Located on Lufton Trading Estate opposite DR Jones
- Estate parking
- Half mezzanine with first floor windows
- Goods loading door with separate personnel entrance

THE PROPERTY

A modern mid terrace unit with a goods loading and a separate personnel door. A flexible space with WC and Kitchenette. The property benefits from having half length mezzanine. Car parking to the front of the property.

LOCATION

The property is located on the Lufton employment estate to the north west of Yeovil town centre. The estate is long established and benefits from good road access off the A303 at either Cartgate or Ilchester. Lufton adjoins the Houndstone employment and retail park.

RENT

£10,000 pa plus VAT. A new lease is offered on flexible terms. References and/or a deposit will be required.

EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/2568-3155-8676-3681-8566>

RATES

[Search results - Valuation Office Agency - GOV.UK](#)

VAT

The property has been elected for VAT

CONTACT

For further information please contact Chesters Harcourt :

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Area (Gross Internal)	m2	Sq ft
Ground Floor	71.8	773
Half Mezzanine	37.9	408
TOTAL	109.7 m2	1,181 sq ft

