

30 OXFORD ROAD, PENN MILL, YEOVIL, BA21 5HR



CIRCA 31,000 SQ FT ON 1.4 ACRES FOR SALE

PRICE 1,750,000

**Chesters
Harcourt**

30 OXFORD ROAD, PENN MILL, YEOVIL, BA21 5HR

SUMMARY

- Circa 31,000 sq ft on 1.4 acres
- Modern distribution warehouse
- Drone footage available
- Sperate staff car park
- Second warehouse
- Recently redeveloped
- High standard of internal fitout
- Perimeter security fence
- Rectangular corner plot
- Extensive concrete goods yard

THE PROPERTY

30 Oxford Road comprises a distribution warehouse, a second warehouse and extensive concrete yard in all some 31,000 sq ft on 1.4 acres.

The main warehouse is circa 15,200 sq ft with a first floor of 4,200 sq ft and mezzanine of 7,350 sq ft.

The second warehouse is circa 3,800 sq ft.

The property has recently been extensively modernized with new cladding, roof and electrics.

Fit out is to a high standard with a mezzanine and staff welfare. The first floor was previously in office use but has been stripped out to a shell finish.

THE LOCATION

The property is located on the Pen Mill estate to the East of the town center. It is ideally located for the A30 and Sherborne Road. The estate is ever popular with established occupiers including Screwfix, Honda, Wentin Fasteners and Europcar.

Occupiers benefit from a low density trading location with extensive unrestricted on road parking, cafes, supermarkets and gyms.



30 OXFORD ROAD, PENN MILL, YEOVIL, BA21 5HR



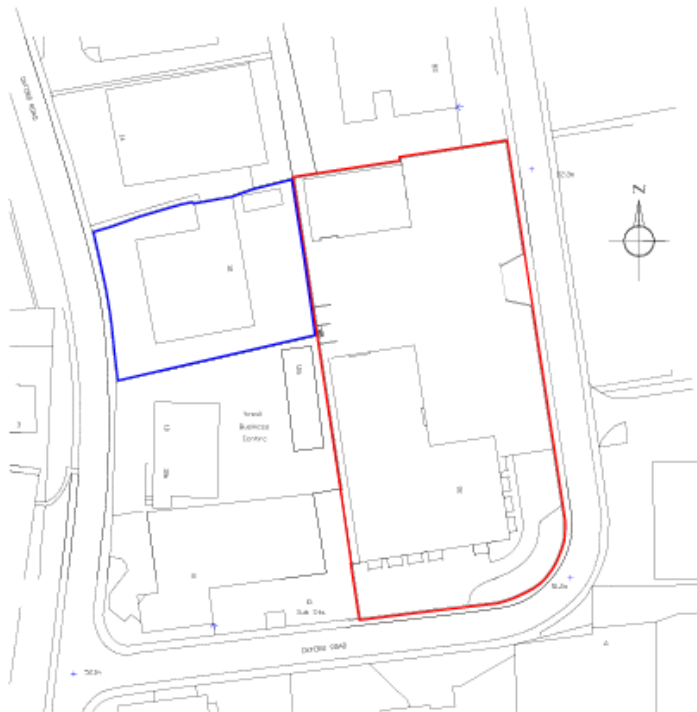
Existing Site Location Plan 1:1250 on A1

1:1250 Scale Bar



Proposed Site Location Plan 1:1250 on A1

Contractor to check measurements on site.
Copyright: Alan J Young Ltd



Existing Block Plan 1:500 on A1

1:500 Scale Bar



Proposed Block Plan 1:500 on A1

30 OXFORD ROAD, PENN MILL, YEOVIL, BA21 5HR

PRICE

£1,750,000

EPC RATING – C

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 Area	Sq Ft (GIA
Warehouse 1	15,256
Warehouse 2	3,834
Mezzanine Warehouse 1	7,352
Mezzanine Warehouse 2	4,223
TOTAL	30,665



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.