

## INDUSTRIAL UNITS TO LET



UNITS 11, 31 AND 32 OAKLAND DRIVE, MARTOCK BUSINESS CENTRE,  
GREAT WESTERN ROAD, MARTOCK, TA12 6HB

RENT £20,000 - £70,000 pa

**Chesters  
Harcourt**

# UNITS 11, 31 AND 32, OAKLAND DRIVE, MARTOCK BUSINESS CENTRE, GREAT WESTERN ROAD, MARTOCK, TA12 6HB

## SUMMARY

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

## THE PROPERTY

The units comprise of a clear span warehouse space. Unit 11 benefits from a yard. 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 11 - £20,000
- Unit 31 - £25,000 + VAT
- Unit 32 - £25,000 + VAT



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## EPC RATING

Unit 30-32 Martock Business Park, Great Western Road MARTOCK TA12 6HB	Energy rating <b>D</b>	11 Oakland Drive Martock TA12 6HR	Energy rating <b>D</b>
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## 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.

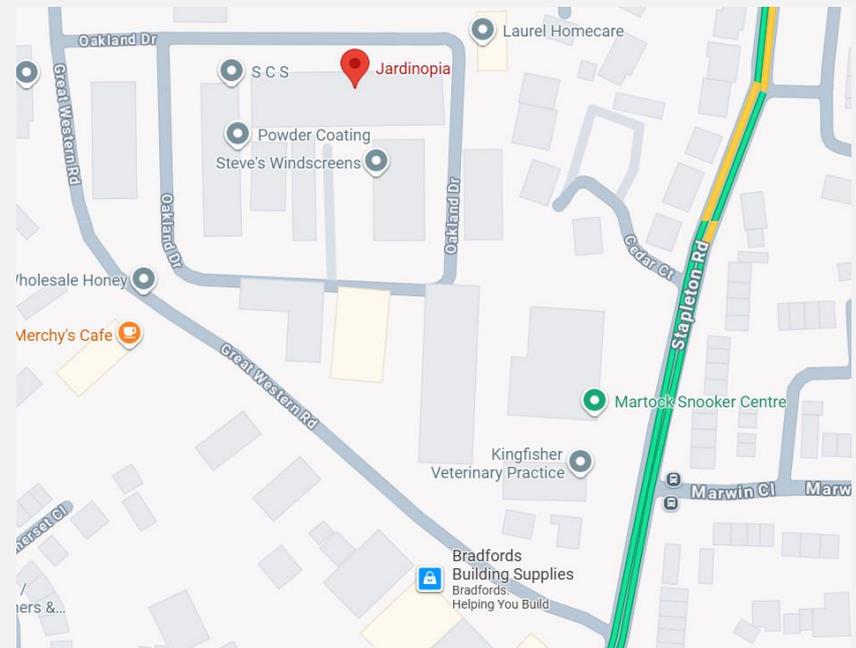
## CONTACT

For further information please contact Chesters Harcourt :

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Unit	Approx. GIA (sq ft)
11	3,336
31	4,772
32	4,772
<b>TOTAL</b>	<b>12,880 sq ft</b>



# Chesters Harcourt

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