

**WAREHOUSE WITH YARD AND
TWO STOREY OFFICE SUITE
TO LET**



7 Watercombe Park, Lynx West Trading Estate, Yeovil BA20 2HL

RENT: £43,870 pa Exc. VAT

**Chesters
Harcourt**

SUMMARY

- Excellent roadside profile within popular trading estate
- Workshop with mezzanine and two storey office accommodation
- Approx 5,940 sq ft
- Parking/Yard
- Eaves 4 m

LOCATION

The premises are located on the western edge of Yeovil on the Lynx West Trading Estate, access directly via Lysander Road which serves as a major route connecting Yeovil town Centre to the A303 trunk road.

THE PROPERTY

The property comprises an industrial building to include a workshop/showroom, two storey office accommodation and a mezzanine. The property benefits from separate personnel doors into the warehouse and office area and also a roller shutter door to the workshop. 3 phase electric throughout. Eaves height 4.m.

RENT

Offered by way of an assignment or sub let at the passing rent £43,870 pa
Alternatively offers for a new lease are welcomed.

RATES

RV £40,250

SERVICES

The unit has mains electricity, water, and drainage.

EPC

TBC

FURTHER INFORMATION

For any further information please contact info@chestersharcourt.com

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Accommodation	Area (sq ft)
Warehouse	3,810 sq ft
Mezzanine	678 sq ft
Ground Floor office	721 sq ft
First Floor Office	731 sq ft
TOTAL	5,940 q Ft



