

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



Industrial unit for sale – 2 self contained units one with extensive office fit out
GUIDE PRICE £300,000 NO VAT

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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 st 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.

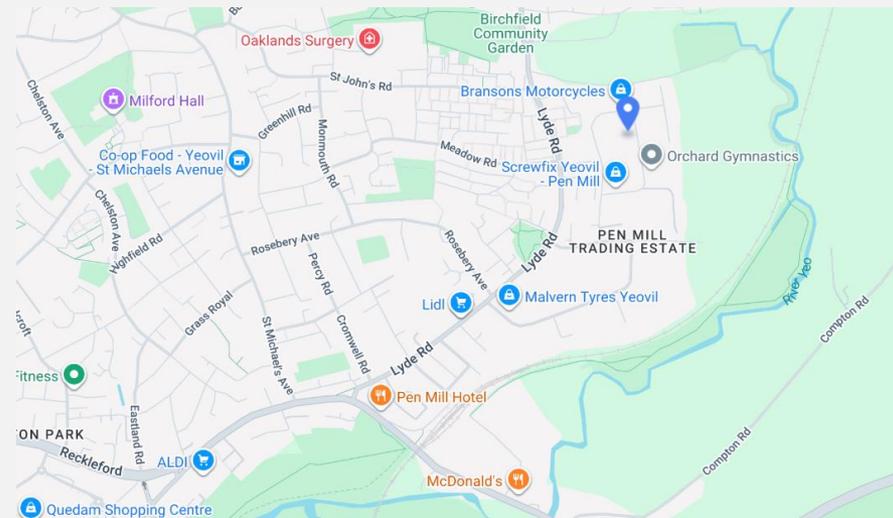
Unit 9 is constructed on 2 floors with 1st floor windows to the rear and a fire escape. Unit 8 has a goods mezzanine.

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.

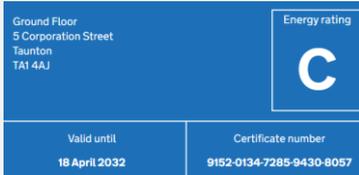


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PRICE

£300,000

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

For further information please contact Chesters Harcourt :

David Foot MRICS
david.foot@chestersharcourt.com

07825 525055 or 01935 415454



**Chesters
Harcourt**

chestersharcourt.com

Tel: 01935 415454

Email: info@chestersharcourt.com

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