

# Due to relocation of Watertite Heating



Industrial and office unit to let  
Terrace of 4 units combined and occupied as one

7-10 Bartlett Court, Sea King Road, Yeovil, BA20 2NZ

Chesters  
Harcourt

## SUMMARY

- In all some 6,385 sq ft
- Office and industrial/warehouse space
- 4x Solar panels
- 4x electric car charging points
- 3 phase electric
- Units 9&10 fitted with air conditioning

## LOCATION

Located on Sea King Road just off Lysander Road opposite Screwfix. Other occupiers in proximity include, Auto Windscreens, Dulux, Eurocell and Bathwick Tyres.

## THE PROPERTY

The property comprises a terrace of 4 industrial units configured into a warehouse and office accommodation..

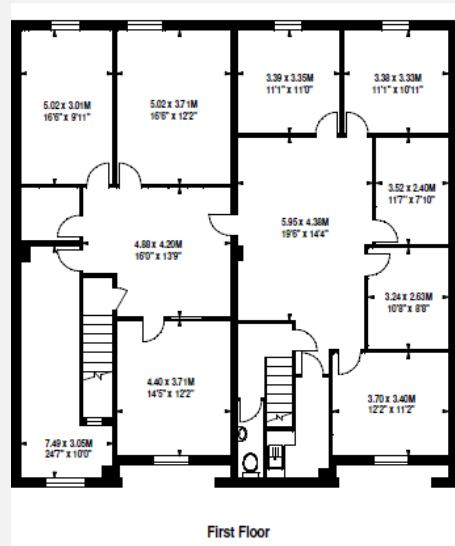
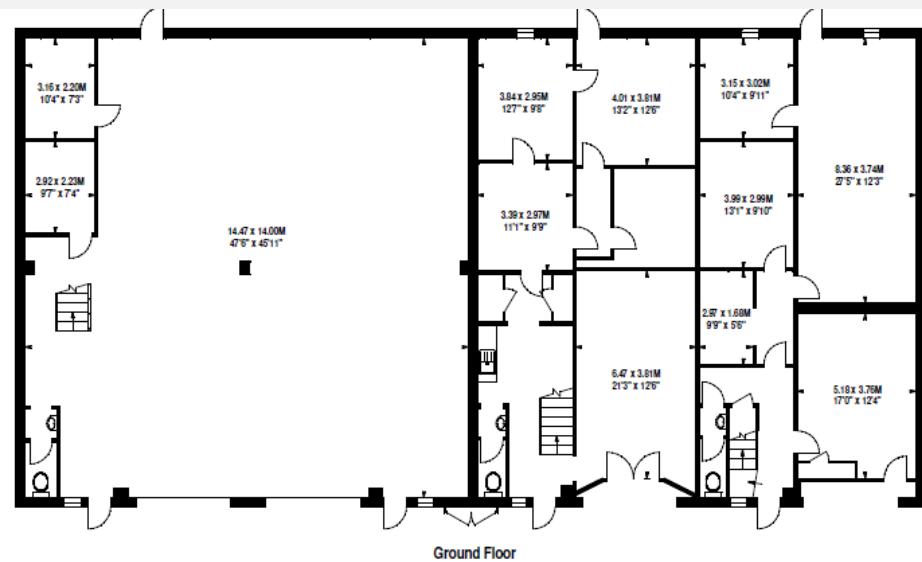
Unit 7-8 are combined being a mid terrace industrial unit with roller shutter doors, 4 car parking spaces, 2 electric car charging points and a small mezzanine.,

Units 9-10 are self contained comprising a 2 storey office building. The offices have conference/meeting rooms on the ground floor with a trade counter style entrance. On the first floor are various individual offices. The office benefits from having air conditioning, 4 car parking spaces and 2 electric car charging points.

The units are available to let as a whole .

## AREAS OF ACCOMMODATION (Approx. gross internal)

Unit 7/8	Industrial	2,185 sq ft	203 sq m
Unit 9/10	GF office	2,100 sq ft	109 sq m
	1st office	2,100 sq ft	109 sq m
TOTAL		6,385 sq ft	421 sq m



#### LEASE TERMS

A new lease is offered..

Flexible terms are available subject to credit checks and/or a deposit.

There is a service charge in respect of the estate.

#### RENT

£48,000 pa

#### VAT

VAT is payable

#### EPC

EPC rating B

#### RATEABLE VALUE

RV £41,500

#### FURTHER INFORMATION

For any further information please contact  
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