

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

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..

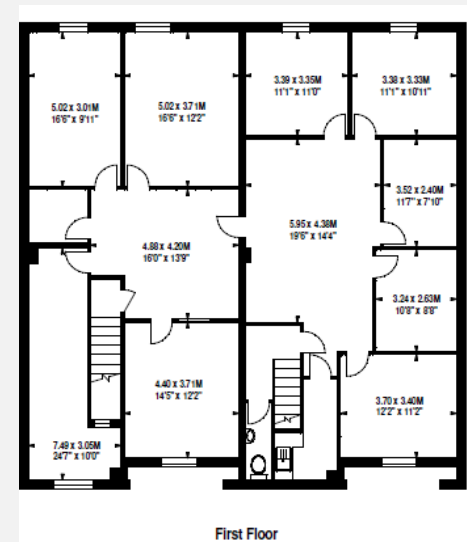
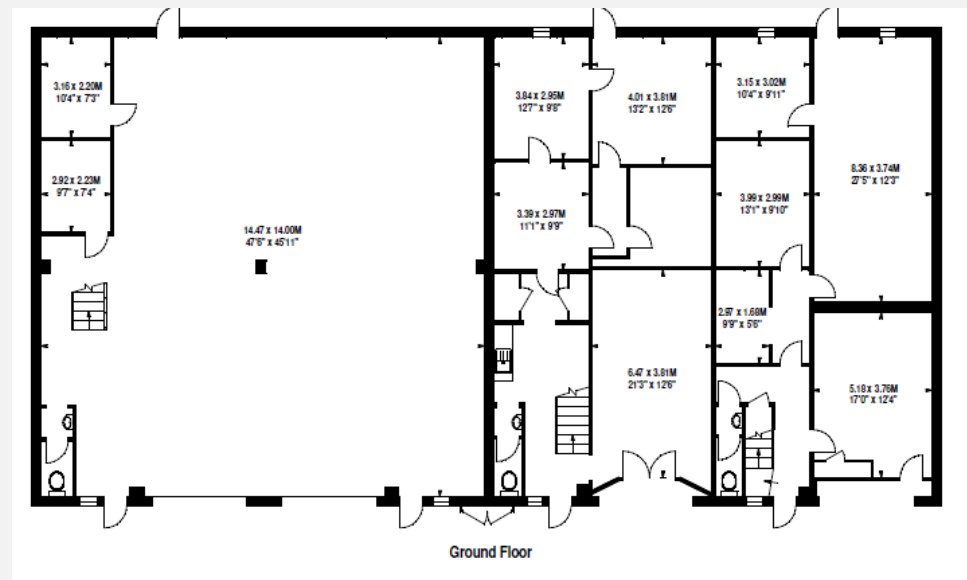
Unit 7-8 are combined being a mid terrace industrial unit with roller shutter doors, 4 car parking spaces, 2 electric car charging points and a small mezzanine.,

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 |
| | 1 st 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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