



## Unit 7-9 Lopen Business Park, Mill Lane, Lopen, South Petherton, TA13 5JS

Warehouse to let with offices

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	27,500 sq ft / 2,554.83 sq m
<b>Rent</b>	£91,096 per annum
<b>Service Charge</b>	Available on request
<b>Rateable Value</b>	£64,500 This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.

**EPC Rating**

C

### Key Points

- Ideally located for the A303
- 1st floor offices
- Established Business Park
- Detached unit with extensive parking
- Existing lease for assignment or Sibley
- Circa 27,500 sq ft

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Service Charge	Available on request
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	C

## Description

A detached industrial unit suitable for either storage or manufacturing. Configured as 5 units each interconnected and formerly occupied as one. First floor office suite. In all some 27,500 sq ft with a large car park. A floor plan is available for download on our website.

## Location

The unit is located within Lopen Business Park, Lopen, South Petherton. The estate is ideally located for the A303 and midway between Crewkerne and Ilminster. Lopen is a hamlet to the south of the A303 and the Lopen Head roundabout off Harp Road. Crewkerne and Ilminster 6 miles, Yeovil 12 miles, Taunton 20 miles. Other occupiers on the estate include Beehive Storage and Hewins Group Ltd.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Warehouse	27,500	2,554.83	Available
Total	27,500	2,554.83	



## Viewing & Further Information



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