



Suites F1 and F2, Woodside Court, Sparkford, Yeovil, BA22 7LH

Two first floor suites available. Can be taken individually or together within Woodside Court, Sparkford.

Summary

Tenure	To Let
Available Size	604 to 1,258 sq ft / 56.11 to 116.87 sq m
Rent	£7,000 - £15,125 per annum F1 Rent £7,000 pa and F2 Rent £8,125pa
EPC Rating	Upon enquiry

Key Points

- 2 office suites available on the 1st floor
- Close to the junction of the A359 and A303 close to Sparkford and the Haynes Motor Museum
- Under the Small Business Rate threshold
- Shared reception, kitchen and
- With car parking
- Managed estate with service charge
- Nicely fitted out. One suite benefits from its own WC
- Excellent roadside frontage

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VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	Service charge applicable
EPC Rating	Upon enquiry

Description

There are two self contained suites at Woodside Court being on the 1st floor. Woodside Court is a period office building occupied by a variety of companies utilising space for office/studio use.

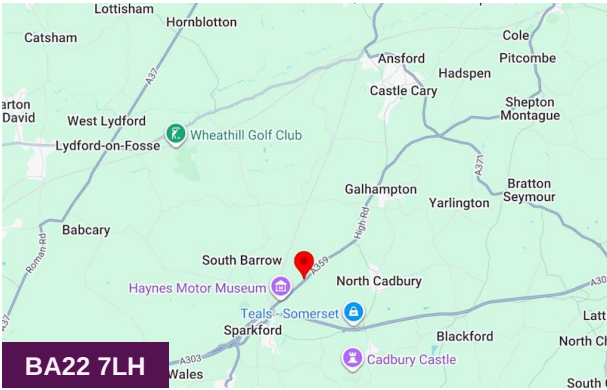
Location

Woodside Court is within the Dairy House Yard complex immediately adjacent to the A359 Bruton/Castle Cary, just to the north of the A303. The location is extremely popular with a broad range of occupiers including the Haynes International Motor Museum, Sparkford Saw Mills and Cocopac.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Suite - F1	654	60.76	Available
Suite - F2	604	56.11	Available
Total	1,258	116.87	



Viewing & Further Information



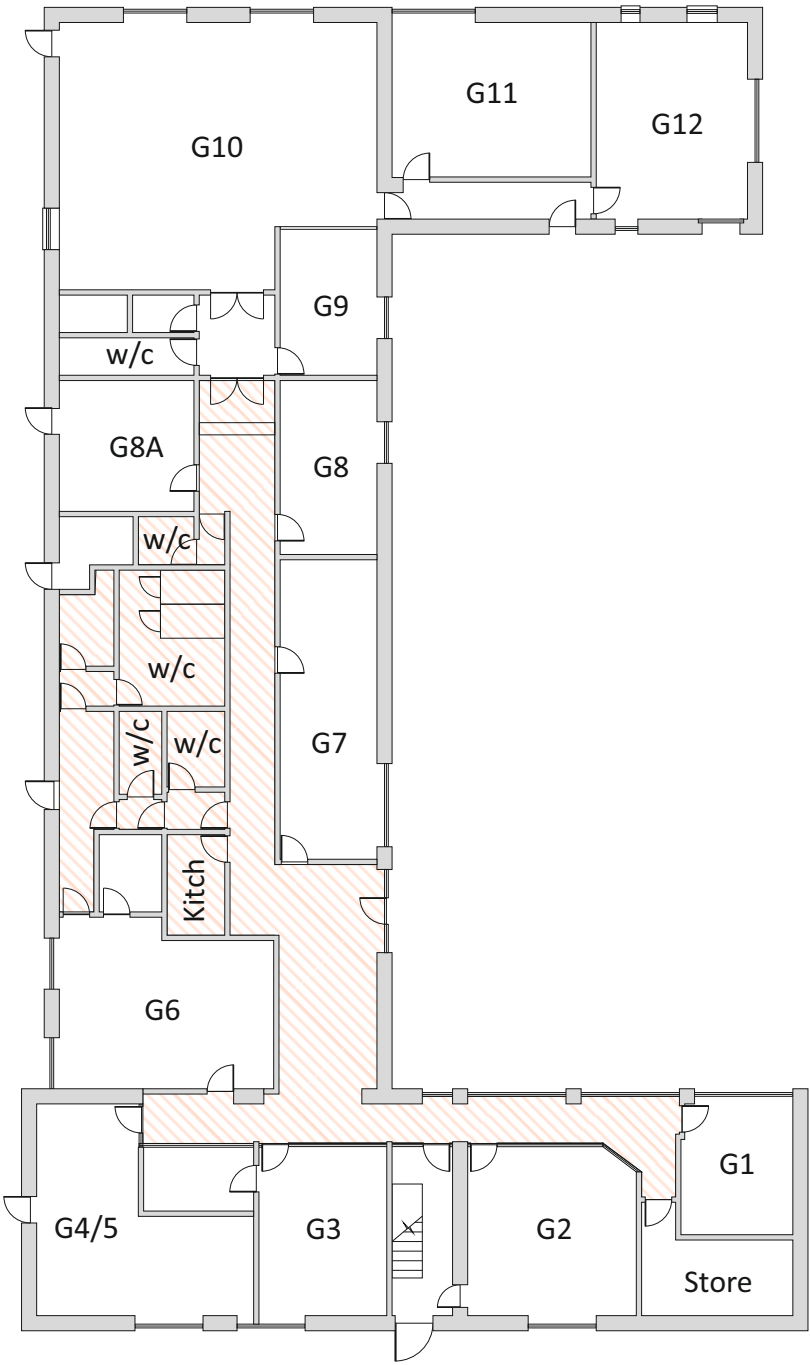
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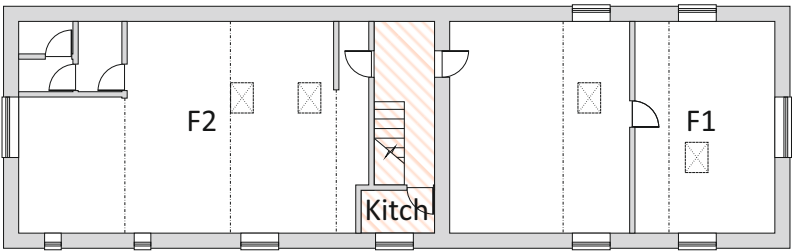
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WOODSIDE COURT

Dairy House Yard, Sparkford BA22 7LH



GROUND FLOOR



FIRST FLOOR

Project	DAIRY HOUSE YARD WOODSIDE COURT
Client	FOULIS (FPIL)
Drawing Title	COMMUNAL PLAN
Scale	NOT TO SCALE
Date	16.06.2023
Drawn	CH
DWG No.	DHY.WC.COM PLAN.