



## 10 Buckland Road, Pen Mill Trading Estate, Yeovil, BA21 5EA

Industrial Unit to let on the Edge of Pen Mill Trading Estate Yeovil.

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	7,400 sq ft / 687.48 sq m
<b>Rent</b>	£52,000 per annum
<b>Business Rates</b>	TBC
<b>EPC Rating</b>	B

### Key Points

- Spilt level office/warehouse
- Roadside Frontage
- Shared Access Road
- Parking for approx 10 vehicles
- Goods Loading Door

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## Summary

Available Size	7,400 sq ft
Rent	£52,000 per annum
Business Rates	TBC
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	B

## Description

The property comprises a modern industrial unit of steel portal frame construction with small front elevations. The warehouse has a goods loading door. There is a side access road leading to the loading door and rear yard. The property benefits from a good profile within the estate. Internally, the building provides a warehouse to the lower level and partitioned office. There is a kitchen and male and female/disabled WC's.

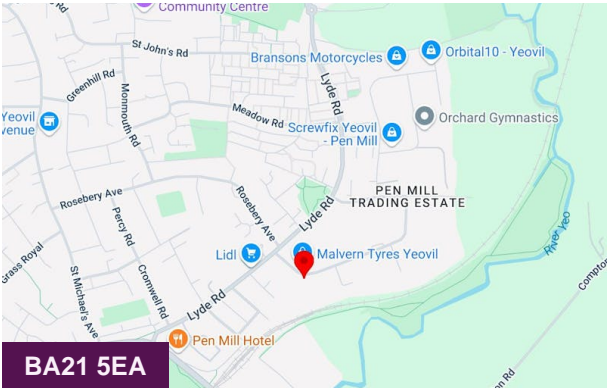
## Location

The property is located on the edge of Pen Mill Trading Estate. Other occupiers on the trading estate include Able Box, Yeovil Plumbase and Screwfix.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Lower Ground	4,949.27	459.80	Available
Upper Ground - Office	2,450.73	227.68	Available
Total	7,400	687.48	



## Viewing & Further Information



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