



4-5 Seaton Mews

West Hendford, Yeovil, BA20 2AG

Unit to let in West Hendford Yeovil adjacent to Leonardo

7,050 sq ft
(654.97 sq m)

- Adjacent to Leonardo
- New lease available
- Circa 7063 sq ft inc Mezz
- Generous forecourt
- Located off Lysander Road
- Allocated car parking
- 18'3 eaves height

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Summary

Available Size	7,050 sq ft
Rent	£45,000 per annum
Rateable Value	£37,500
Service Charge	There will be a service charge in respect of the external communal areas
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	C

Description

The unit forms part of the established Seaton Mews Estate adjacent to the new Leonardo distribution warehouse.

The unit benefits from car parking to the front with goods loading and access. They are ideally configured for trade counter use.

The unit benefits from allocated parking spaces, 5.6m (18'3") eaves height and a mezzanine. The current internal fit out provides for an office/reception with a workshop on the ground floor. The mezzanine is used for office space and storage.

There is in addition a large visitors car park on the estate

Location

The property is well located in West Hendford just behind Lidl, off Lysander Road, one of the main thoroughfares in Yeovil.

Yeovil is located on the south eastern boundary of Somerset, adjacent to the Dorset border, allowing for good transport links with the A303 as well as the A30 and A37 that run through the town.

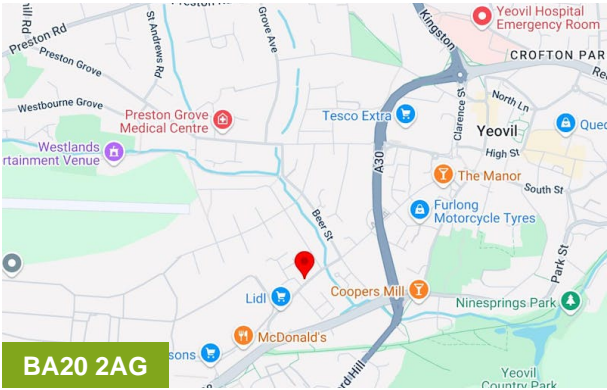
There are two mainline railway stations serving the London Waterloo/Exeter and Bristol/Weymouth lines. The town is home to international aerospace leaders, Leonardo Helicopters and Yeovil District Hospital. The town also provides a wide range of entertainment and leisure activities for its 50,000 + residents and extensive rural hinterland.

Nearby occupiers to the property include Lidl and McDonald's. Motor Parts Direct Limited are on the same estate.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Lower Ground	4,400	408.77	Available
Mezzanine	2,650	246.19	Available
Total	7,050	654.96	



Viewing & Further Information



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