



Design & Build Units

Freehold or Leasehold from 1,800 to 15,000sq ft

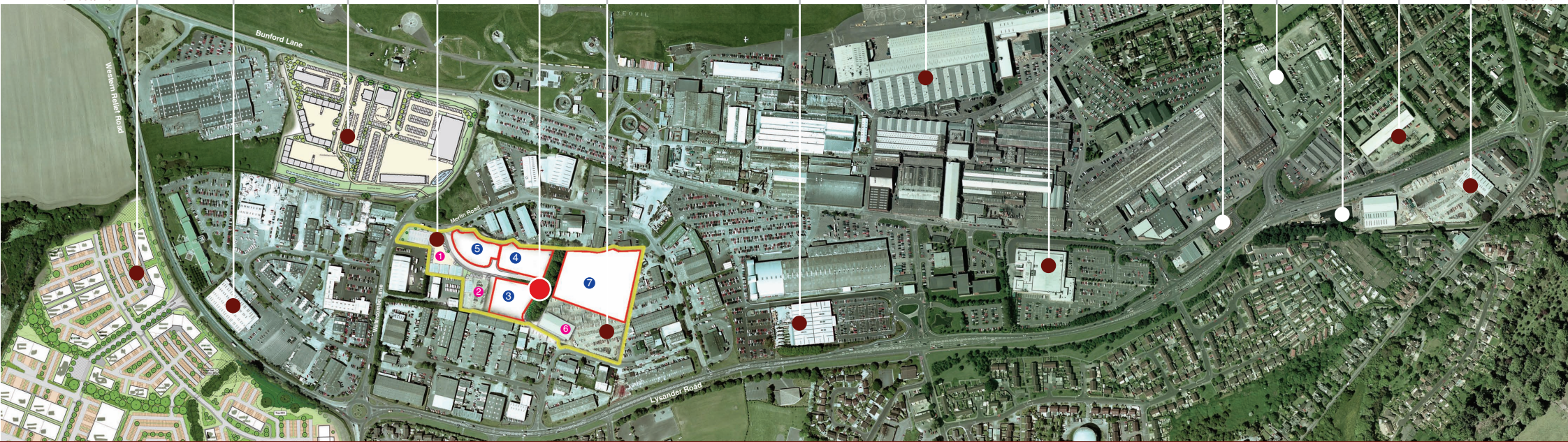
AVAILABLE NOW

A development by:

YeovilTradePark

Lynx West Trading Estate • YEOVIL • Somerset • BA20 2GZ

amcap
abbey manor capital partners



Location and Directions

Yeovil Trade Park forms part of a destination area just one mile south west of Yeovil Town Centre in a prominent position within the Lynx Trading Estate close to Lysander Road, **Morrisons, B&Q and McDonalds.**

The trade park is off Lysander Road, the principal arterial route into Yeovil, with links to the main A303 trunk road which in turn leads to the M5 at Taunton. The trade park itself is accessed from Watercombe Park, off Watercombe Lane, the main estate road.



Available: Unit 103. 3,189 sq ft

Yeovil Trade Park forms part of the long established and vibrant Lynx Trading Estate in Yeovil. **Phase 1** is complete with **Toolstation¹, Buildbase⁶, The Fencing Centre³, Time2Display¹ and Loders¹** now trading.

Other nearby occupiers include **Wickes, Magnet, Tile Wise, Dulux, Autoglass, Saab, Seat, Nationwide Crash Repair Centre and DHL.**

Phase II is serviced and will provide a total of 37,000 sq ft in units from 1,800 to 15,000 sq ft with flexibility to accommodate individual requirements



Phase I

Completed 2007



Phase I (Complete)

Unit	Tenant	Sq ft
100	Toolstation	Sold
101	Time2Display	Sold
102	Trade Parts Specialists	Sold
103	Available	3,189 sq ft
104	The Fencing Centre	Sold
105	Buildbase	Sold

Phase II (Indicative)

Plot 3	0.7 Acres	Up to 12,000 sq ft footprint
Plot 4	1 Acre	Up to 12,000 sq ft footprint
Plot 5	0.63 Acres	Up to 8,000 sq ft footprint
Plot 7A	1.7 Acres	Up to 20,000 sq ft footprint
Plot 7B	0.72 Acres	Under Offer



FREEHOLD or LEASEHOLD NEW BUILD AVAILABLE
Design and Build - B1, B2 & B8 to occupiers specification

Phase II
 Serviced and ready for building
 delivery 2008

Location

The **Yeovil Trade Park** is located on the south western edge of Yeovil and enjoys excellent local, regional and national communication links.

BRISTOL

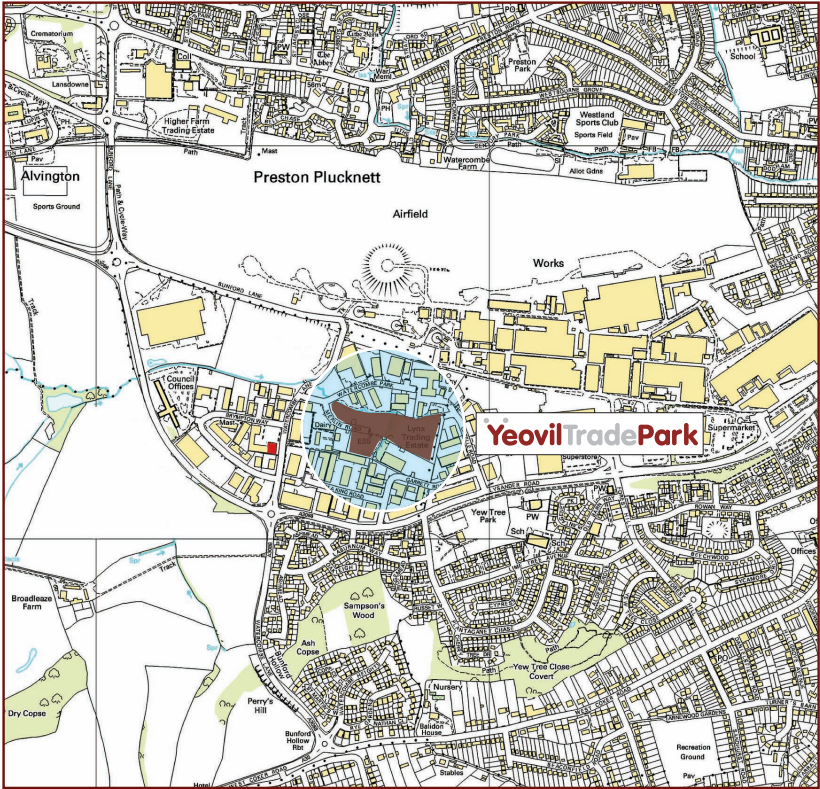
Distance	40 Miles,
Drive Time	1hr 15 mins
Train Time	1hr 47 mins
Drive to Airport	1hr 30 mins (No changes)

EXETER

Distance	50 Miles
Drive Time	1hr 20 mins
Train Time	52 mins
Drive to Airport	1hr 15 mins (No changes)

LONDON

Distance	130 Miles
Drive Time	2hr 45 mins
Train Time	2hr 29 mins
Drive to Airport	2hr 30 mins (No changes)



Specification

Bespoke Design and Build opportunities are available to occupiers' specification.

Planning

Suitable Uses include any trade counter operators and wholesale suppliers falling within class B1, B2 and B8 Planning Permission.

MISREPRESENTATION CLAUSE

Abbey Manor Group, give notice that : 1) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an offer or contract. Any information should not be relied on as a statement or representation or fact that the property or its services are in good condition. 2) Areas, measurements or distances given are approximate only. Any plans are for identification purposes only.

Site Agents:

bartlett
property

0121 222 4132
www.bartlettproperty.co.uk

HUMBERTS

**Palmer Snell Fulfords**

01935 432044
psfsurveyors.com

Barlett Property
Contact: Charles Trafford
Telephone: 0121 222 4132
Email: charles@bartlettproperty.co.uk

Humberts
Contact: Nigel Jones
Telephone: 01935 415 454
Email: nigel.jones@humberts.co.uk

Palmer Snell Fulfords
Contact: Tim Wright
Telephone: 01935 432 044
Email: tim.wright@psfsurveyors.com

A development by:

amcap
abbey manor capital partners

Abbey Manor Capital Partners
The Abbey, Preston Road
YEovil, Somerset
BA20 2EN

Contact: Jason Mills
Telephone: 01935 848 515
Email: jmills@amcapuk.com
Website: amcapuk.com