



Office/Retail Trade Counter units To Let

Bartec 4, Lynx West Trading Estate, Yeovil BA20 2SU

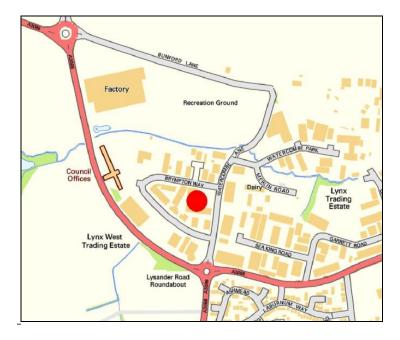
- Modern office/trade counter units available to lease
- Located on the popular Lynx Trading Estate
- Leasehold flexible terms
- Ample car parking

01935 415454



LOCATION

The units form part of Bartec 4, an attractive courtyard of modern single and two storey business units, grouped around a generous landscaped car park. The site extends to almost 0.55 hectares (1.5 acres) on the west side of Yeovil on the Lynx Trading Estate. Access is from Lysander Road, the principal artery road into Yeovil from Taunton. The main A303 trunk road is approximately 8k to the north.



DESCRIPTION

Modern office/retail trade counter units.

SERVICES

Each unit has mains electricity, water and drainage.

SERVICE CHARGE

A service charge is payable for the maintenance of the exterior of the buildings, insurance and common areas, please contact the agents for details.

CURRENT AVAILABILITY

(all areas are approximate)

Unit 10b 3,298 sq ft (306 sq m)

Unit 14 1,102 sq ft (102.38 sq m) incl. mezzanine.

RENT

Unit 10b £28,000 pa Unit 14 £15,000 pa

BUSINESS RATES (VOA listing 2010)

Unit 10b Rateable Value - £17,750 Unit 14 Rateable Value - £8,900

LEGAL COSTS

The Ingoing tenant to be responsible for the landlord's legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE

Certificate Reference Numbers as below. Further information available on www.communities.gov.uk/epbd

Unit 10b - Not required.

Unit 14 0080-9998-0319-2150-4020

FINANCE ACT 1989

Unless otherwise stated, all prices are quoted exclusive of Value Added Tax (VAT). Any intending purchasers should satisfy themselves as to VAT in respect of any transaction.

VIEWING

For viewings are strictly by appointment and for further information please contact either Joint Agents:-

Chesters Commercial Ltd: David Foot- 01935 415454 Or Tim Wright RMW Surveyors – 01935 432044

v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority to ensure it is permitted.

H962 Ravensworth 0870 112 5306



Chesters Commercial Ltd, for themselves and for the vendor of this property, or as they case may be, lessor whose agents they are, give notice that:

i) 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 any offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition.

ii) Chesters Commercial Ltd have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard.

purchaser is responsible for making his or her own enquiries in this regard.

iii) Neither Chesters Commercial Ltd nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property.

iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only.