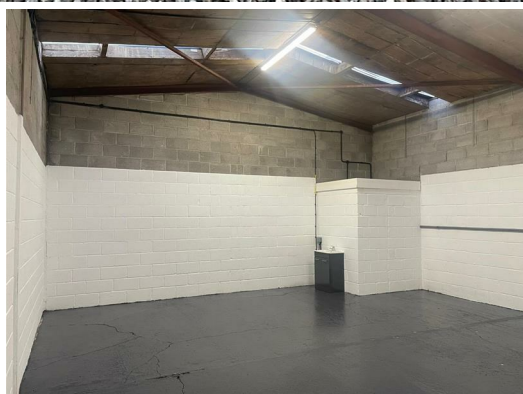




Unit 3, Lumberline Business Park, South Hill, Somerton, Somerset TA11 7JQ



1400.00 sq ft

- Light Industrial Unit with Parking
- Option of Additional Yard - STC
- Suitable for Variety of Business Uses
- Viewing Available on Request

£9,900 Per Annum

THE PROPERTY

Unit 3 comprises a single light industrial unit set in an end terrace position within a block of 3 no. self-contained units. The site is accessed via a private access road and the property provides clear span workshop/storage with a minimum internal eaves height of approx. 3.90 m.

There is a full height sliding commercial loading door to the front elevation, together with a separate pedestrian entrance.

The total internal floor area is approx. 130 sq. m (1,400 sq. ft). Externally allocated parking is available to the front of the property. Further yard areas may be available for occupation, subject to separate negotiation.

LOCATION

The property forms part of Lumberline Business Park situated off Sutton Road, approx. midway between Long Sutton and Somerton.

The Business Park has convenient access to the A303 Exeter to London trunk road (4.50 miles) and J25 of the M5 motorway at Taunton (18 miles) via the A378. The popular market town of Somerton is located 1.50 miles (north) and contains an extensive range of amenities.

RENT

£9,900 per annum

ENERGY PERFORMANCE CERTIFICATE

N/A - Exempt

UTILITIES

Mains electricity, water and drainage.

LOCAL AUTHORITY

Somerset Council

DIRECTIONS

What3words

///guard.steepest.northward

USE

B2 (General Industrial) & B8 Storage & Distribution

LEASE DETAILS

The property is offered to let by way of a new full repairing and insuring business tenancy, for a term of years to be agreed.

BUSINESS RATES

Current rateable value of £9,500.

The property may qualify for small business rates relief subject to qualifying occupation.

REFERENCES/RENTAL DEPOSITS

Financial, accountancy and other references may be sought from any prospective tenants prior to agreement. Prospective tenants may be required to provide a rental deposit subject to landlord's discretion.

CODE FOR LEASING BUSINESS PREMISES

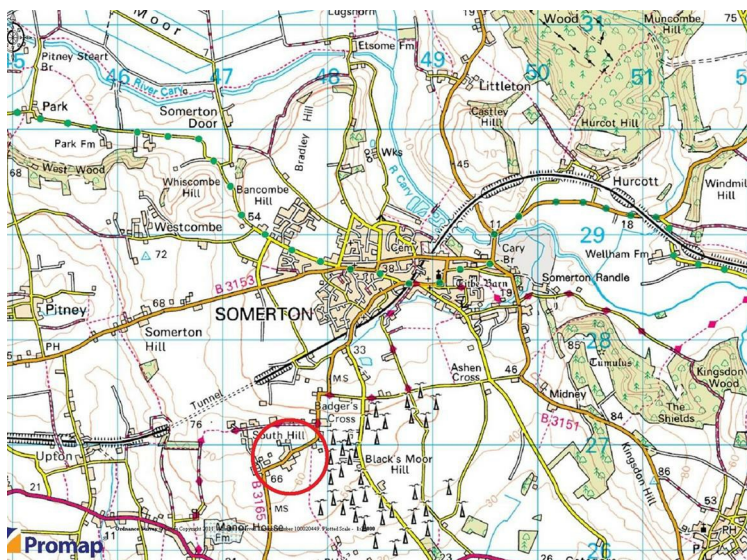
The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website:- www.leasingbusinesspremises.co.uk.

FINANCE ACT 1989

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees should satisfy themselves independently as to VAT in respect of any transaction.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.



YEO/GDR/Jan24



01935 423526

yeovil@symondsandsampson.co.uk
Symonds & Sampson LLP
2, Court Ash,
Yeovil, Somerset BA20 1HG



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds & Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.