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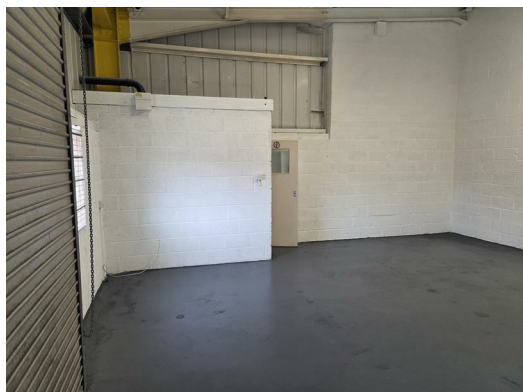
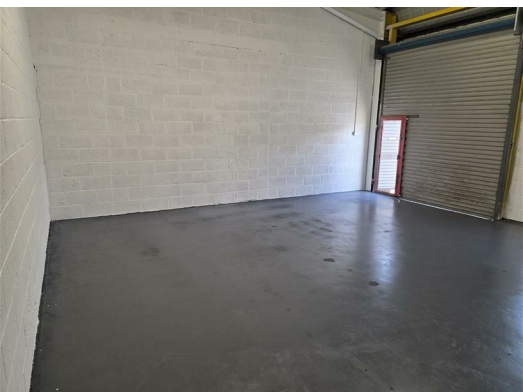
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Unit 8, Venture 20, Lynx Trading Estate, Yeovil

Somerset, BA20 2HP

Business unit available to let



530.00 sq ft

- Versatile Business/Industrial Unit
 - Established Trading Estate
- Suitable for Variety of Commercial Uses
- On-Site Parking
- Easy access to A37/A303
- Available from mid April 2026

£7,200 Per Annum

THE PROPERTY

A single, light industrial/business unit suitable for a range of commercial uses. The property is currently arranged as a mix of workshop, stores and offices featuring an up and over roller shutter door plus a separate pedestrian access to the front elevation. Internally the unit also has W.C. and kitchen facilities.

Gross Internal Area: 49.24 sq. m / 530 sq. ft.

The property also benefits from a forecourt loading area and an allocated on-site parking.

SITUATION

The property is situated within Venture 20 Business Park upon the Lynx Trading Estate. The location is strategically positioned to the western outskirts of Yeovil, just off the A3088 Lysander Road. The estate provides convenient access to the A303 Exeter to London trunk road.

RENT

£7,200 per annum, excl. service charge (£760 pax. 2025-26) and buildings insurance 2025-26 c. £350 pax.

SERVICES

Mains water, drainage and electricity. No tests have been carried out in respect of the services and we are unable to comment on the condition.

TENURE

The property is available to let by way of a new full repairing and insuring lease for a term of years to be agreed.

BUSINESS RATES

RV: Current - £7,100, increasing to £7,700 from April 2026. The property benefits from small business rates relief subject to a qualifying occupation.

LOCAL AUTHORITY

Somerset Council - 0300 123 2224

EPC

E-124

RENT 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

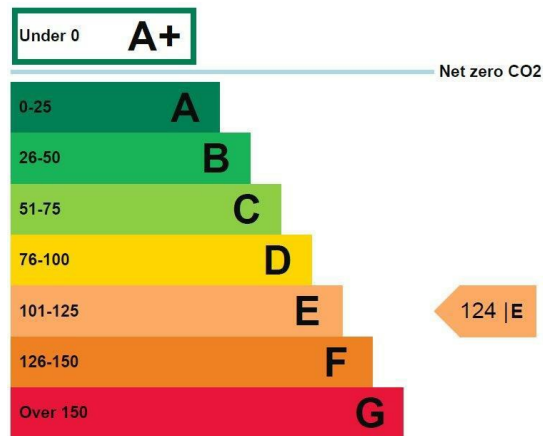
The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations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



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

FRR/12.02.2026



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