

Unit 15, Venture 20, Brympton Way, Lynx West Trading Estate, Yeovil, BA20 2HP

 964.00 sq ft

- Light Industrial / Business Unit
- Suitable for Variety of Commercial Uses
 - 2 no. Parking Spaces
- Well-Established Trading Estate
 - Easy access to A303
- Small Business Rates Relief available

£11,500 plus VAT per annum

THE PROPERTY

Unit 15 is a mid-terrace, light industrial/business unit suitable for a range of commercial/trade counter uses. The property is split into a mix of open plan warehouse and offices with ancillary first floor storage above.

The warehouse has an approx. 3.40 meter min. internal eaves height, with a commercial loading door (2.90 x 2.80 m). The office element has an independent pedestrian entrance with a reception area featuring a WC and open plan office to the rear with modern fitted kitchen facilities.

The total gross internal area is approx. 108.14 sq. m / 1,164 sq. ft.) inclusive of first floor storage (approx. 44.60 sq. m / 480 sq. ft.).

Externally, the property has two parking spaces situated to the front of the unit with access via a roller door.

LOCATION

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

Rent - £11,500 plus VAT per annum
Service Charge - £1,135.77 plus VAT per annum
Buildings Insurance -£504.48 plus VAT per annum

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

Rateable Value (April 2026) £10,000. The property benefits from small business rates relief subject to a qualifying occupation.

EPC

C-71

USE

B1/B8/E

RENT DEPOSIT

Financial, accountability and other references may be sought from 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

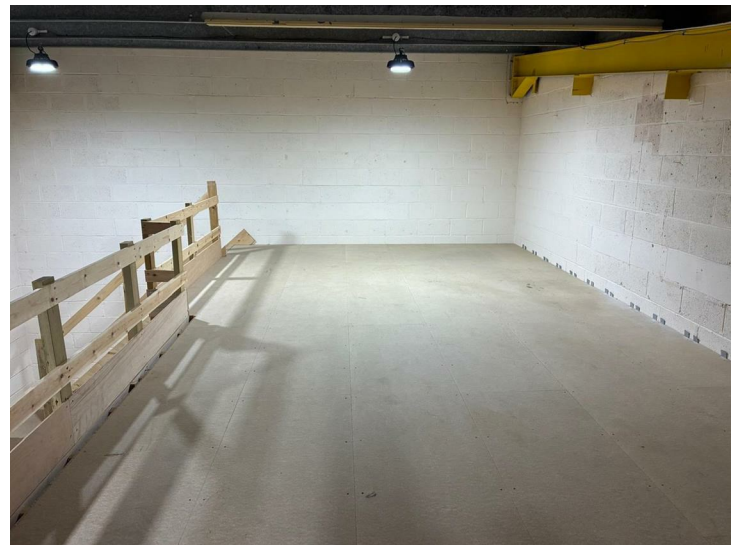
The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations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



Important Notice: Symonds & Sampson LLP and their clients give notice that they have no authority to make or give any representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. Some descriptions and images may have been AI-assisted; while reviewed for accuracy, interested parties should verify key details through inspection or by contacting our agents. All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.

GDR/Yeo/June 2026



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