




28, Buckland Road, Pen Mill Trading Estate, Yeovil, BA21 5HA

 2460.00 sq ft

- Detached Industrial Unit
- Suitable for Variety of Commercial Uses
- Easy Access to A37/A303
- Forecourt Parking/Loading Area
- Well-Established Trading Estate
- Prominent Roadside Frontage

£19,800 per annum

THE PROPERTY

Unit 28 is a detached industrial unit of steel portal frame construction, featuring a block paved forecourt loading/parking area.

Internally, the property contains a mix of open-plan warehouse space and offices arranged over single ground floor. The unit features a full height commercial shutter loading door measuring 3.15m x 4m plus a separate personnel door with an electrically operated security shutter. The warehouse areas provide a minimum internal eaves height of approx. 3.70m rising to 5.10m (max) at apex. The property also includes integral offices plus a reception and ancillary kitchen/WC facilities.

Total Gross Internal Area: 228.54 sq. m / 2,460 sq. ft.

LOCATION

Yeovil is one of the principal commercial locations within South Somerset with a population of 45,000 people (2011 Census).

The property is located on Pen Mill Trading Estate and fronts Buckland Road which is the main arterial road for serving the estate. Nearby occupiers include Lidl, Evans Cycles, Roman Glass and Malvern Tyres alongside a variety of established trade counter and mixed industrial/business premises.

Pen Mill Trading Estate is located within one mile of the A37 which links to the A303 Exeter to London trunk road at Ilchester (5 miles). Access to the M5 motorway is also available at J25 Taunton located within 25 miles of the property.

DIRECTIONS

What3words
///slides.gave.sector

RENT

£19,800 per annum excl. VAT

BUSINESS RATES

Rateable Value: £15,500

SERVICES

All mains services are connected to the property. No tests have been carried out in respect of the services, and we are unable to comment on the condition.

EPC

Band C-55
Valid until 30 May 2035

LOCAL AUTHORITY

Somerset Council
Tel: 0300 123 2224

YEO/GDR/July26



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REFERENCES/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.

LEASE DETAILS

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

USE

Use Class B2/B8
Parties are advised to make their own enquiries with the Local Authority in respect of any current permitted and or other proposed use

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.