

UNITS 23 & 24

HOUNDSTONE BUSINESS PARK
MEAD AVENUE, YEOVIL, BA22 8RT

DISTRIBUTION /
WAREHOUSE UNITS
TO LET (MAY SELL)

14,854 SQ FT
(1,380 SQ M)

&

42,050 SQ FT
(3,906.5 SQ M)

PREMIER BUSINESS PARK STRATEGICALLY
LOCATED ON THE WESTERN SIDE OF YEOVIL
JUST 2.5 MILES FROM THE TOWN CENTRE



STRATEGICALLY LOCATED ON THE WESTERN SIDE OF YEOVIL



Eaves height
of up to 12m



4 dock level
doors per unit



40 car parking
spaces



Site of 2.55 acres
(Site coverage of 44%)



2.5 miles from
Yeovil Town Centre

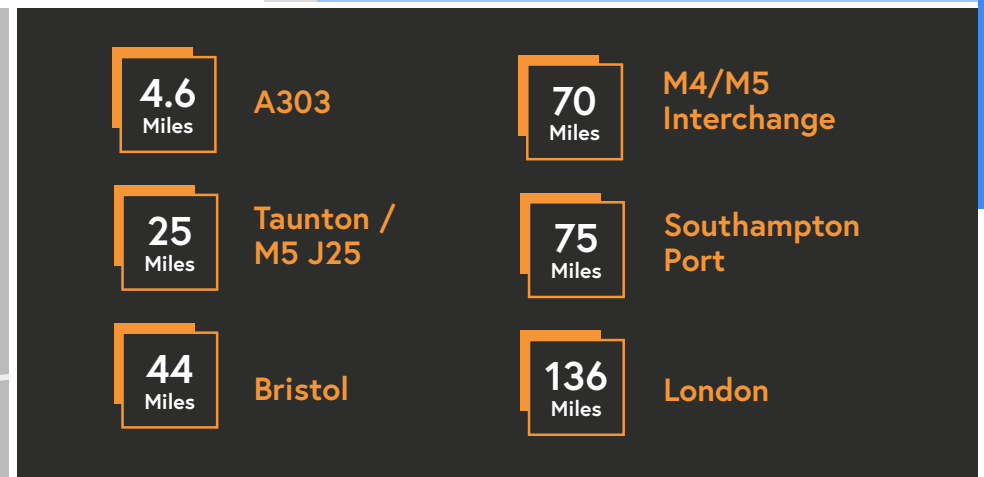
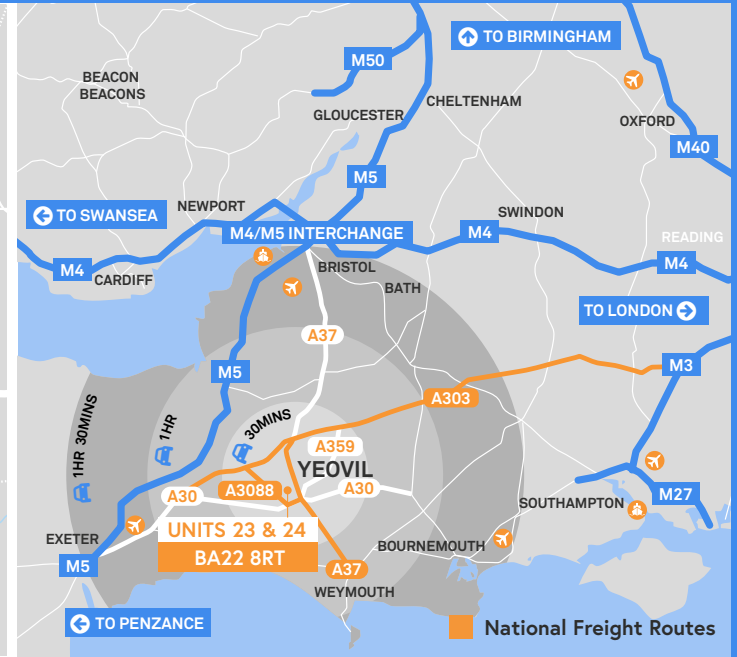


UNRIVALLED LOCATION

Yeovil is located in the district of South Somerset, close to Somerset's southern border with Dorset.

The property is strategically located on Yeovil's premier business park, 2.5 miles west of Yeovil Town Centre. The property fronts Mead Avenue, close to the surrounding road networks including the A3088 (with is a designated Nation Freight Route), A303 (4.6 miles) and A37 with onward access provided to Taunton / M5 corridor (Jn 25) Bristol / M4 corridor and the M3 with connections to Southampton and London.

Yeovil Pen Mill Station and Yeovil Junction Station are only 3 and 4 miles respectively to the east. Pen Mill operates a service throughout the week between Weymouth and Gloucester via Bristol Temple Meads and Yeovil Junction operates hourly to London Waterloo and Exeter St Davids.



UNIT 23

Description

Unit 23 comprises a detached warehouse of steel portal frame construction under a pitched roof, configured to provide warehouse accommodation together with ancillary offices, WC's and a canteen.

The warehouse accommodation benefits from a full floor to ceiling height of approx. 12m min eaves. Externally the property opens up onto a concrete yard and benefits from perimeter palisade fencing to secure the site. Vehicular loading is provided via a total of 4 adjustable raised dock level loading doors. Ample parking is provided to the north of the site and accommodates c.31 car parking spaces.

Accommodation

Ground Floor

Warehouse	34,773 sq ft	3,230.5 sq m
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First Floor

Office	7,277 sq ft	676.0 sq m
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Total	42,050 sq ft	3,906.5 sq m
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The property has been measured in accordance with the RICS Code of Measuring Practice 6th edition on a gross internal basis.



CGI - Details may vary



Ancillary
Offices



Warehouse
34,773 sq ft



Canteen



4 adjustable
raised dock level
loading doors



Eaves height
up to 12m



31 car parking
spaces



UNIT 24

Description

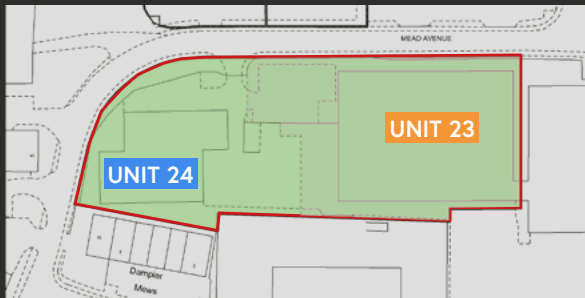
Unit 24 comprises a detached warehouse on the same wider site offering additional storage space and benefitting from a total of 4 adjustable raised dock level loading doors and 1 level access loading door. The property has a minimum eaves height of 4.5m. The site offers an additional 9 car parking spaces at the north western end.

Accommodation

Warehouse	14,854 sq ft	1,380 sq m
Total	14,854 sq ft	1,380 sq m

The property has been measured in accordance with the RICS Code of Measuring Practice 6th edition on a gross internal basis.

Overall Site Area



The overall site area measures approximately 2.55 acres representing a site coverage of approximately c.44%.



Detached warehouse



Additional storage space



9 car parking spaces



4 adjustable raised dock level loading doors



4.5m min eaves height



1 level access loading door



FURTHER INFORMATION

Terms

The property is available on a new FRI lease for a term of years to be agreed. Alternatively a sale of the freehold interest may be considered.

Business Rates

The site has a rateable value effective from 1st April 2023 of £270,000 per annum. Interested parties are to make their own enquiries with the local authority.

VAT

We understand VAT is chargeable on the property. All figures are exclusive of VAT.

Legal Costs

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

EPC

Unit 23: D (85). Unit 24: C (63). A copy of the full EPC certificates can be provided upon request.

Anti-Money Laundering

The purchaser will be required to submit documentation to satisfy AMLR requirements on agreeing terms.

Contacts

Further information including plans, specification and detailed terms are available on request through the joint agents.



Henry De Teissier
+44 (0)7860 821 345
Henry.DeTeissier@jll.com

Tim Western
+44 (0)7711 851 459
Tim.Western@jll.com



David Foot
+44 (0)7825 525 055
david.foot@chestersharcourt.com

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