



BUNFORD LANE

YEOVIL

SOMERSET BA20 2EJ



NEW-BUILD INDUSTRIAL DEVELOPMENT From 10,000 – 150,000 FT²



Location

Yeovil is Somerset's regional centre with a population of just under 50,000. Located 28 miles east of Taunton, 50 miles northeast of Exeter, 32 miles South of Bath, 21 miles north of Dorchester and 30 miles north of Weymouth.

Seafire Park is located on the Lynx Trading Estate, which is a large and popular industrial trading estate well positioned on the southwestern outskirts of Yeovil, just off the A3088, which provides access to the A303 (Exeter to London link road). Lynx Trading Estate wraps around the Leonardo helicopter manufacturing facility, which has over 2,800 employees on site.

To the north of the site is the iAero Centre, which is an aerospace research, design and innovation facility.

Description

The site is 10 acres in total, is greenfield and slightly slopes to the south. All mains services are connected. Highway access is from Bunford Lane, or could also be taken from Watercombe Lane STP.

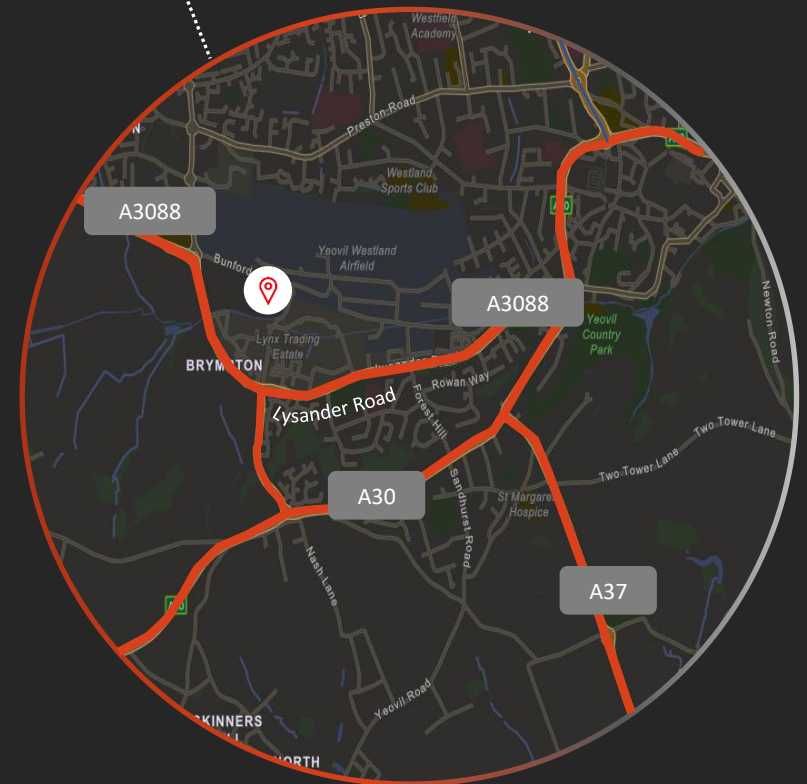
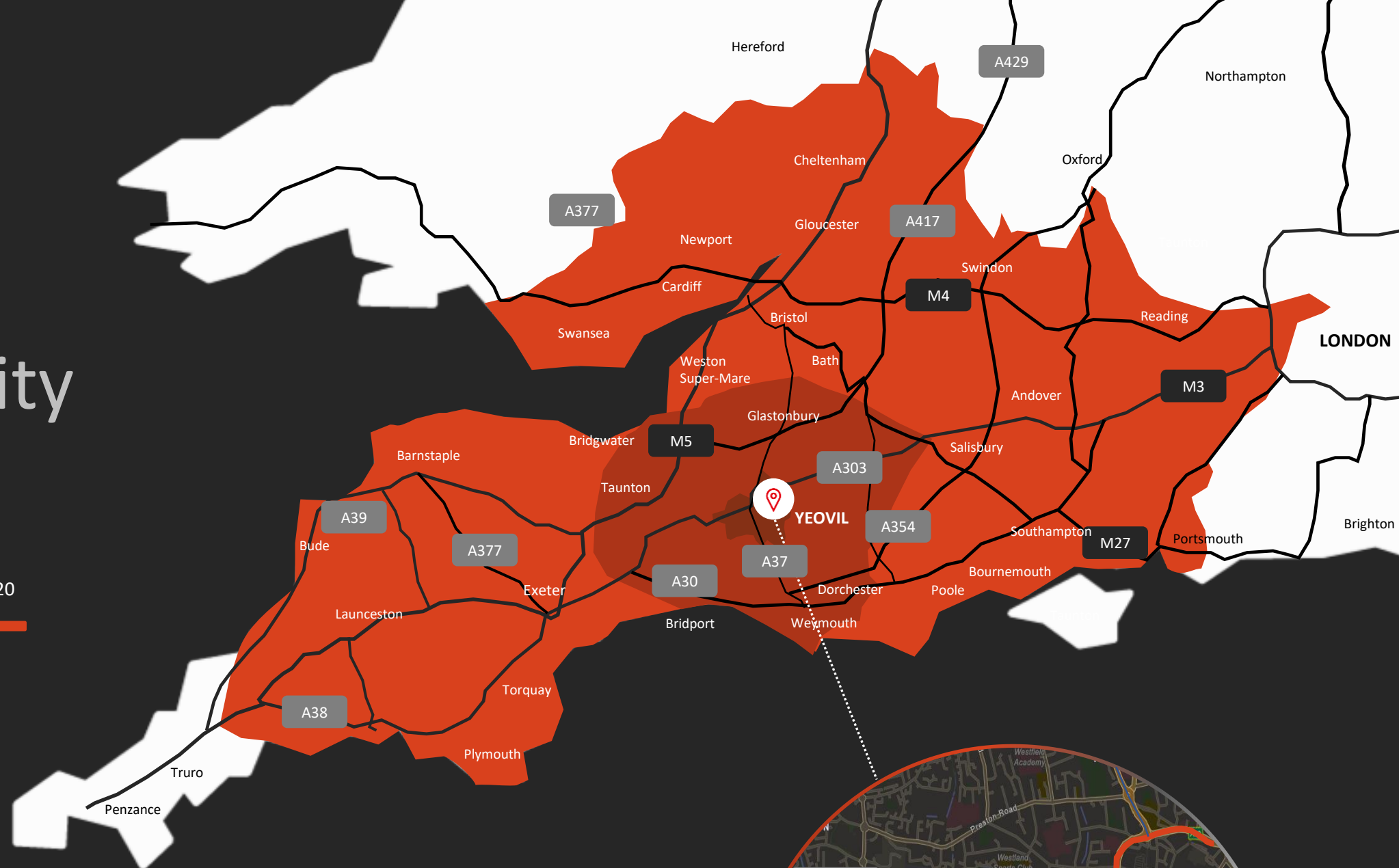
Planning

The site is allocated and has previously received outline planning consent for manufacturing, distribution, office and employment uses under the SSDC local plan 2006 -2028. The access is an implemented Reserved Matters application.

Proposal

The landowner / developer will provide either leasehold or freehold design & build options to meet occupiers' specific needs.

Connectivity



Located strategically just off the A3088, which provides access to the A303 (Exeter to London link road) within four miles.



By rail – Yeovil Pen Mill railway station is within three miles of the property. Destinations include Bath (1h 8 mins), Bristol (1h 39 mins), Exeter (58 mins) London (2h 20 mins) and Birmingham (3 hours).



By air – Bristol and Exeter International Airports are both under one hour's drive away. Destinations include major UK and European cities.



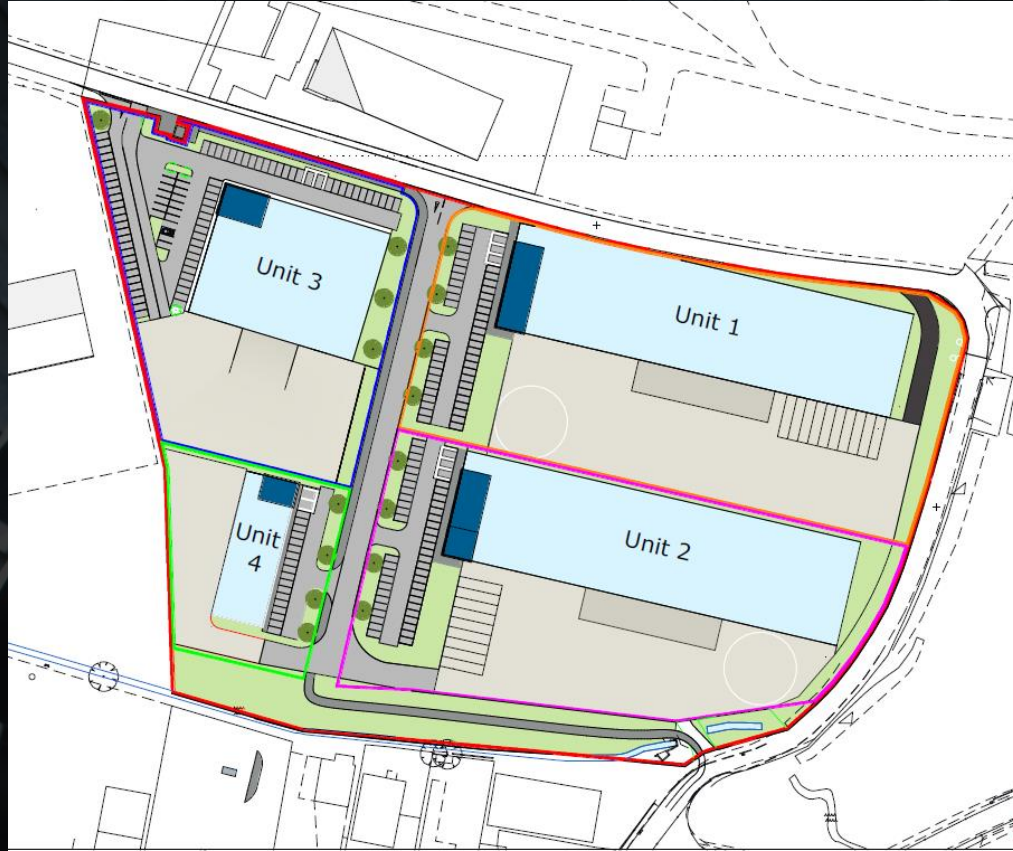
BUNFORD LANE


SEAFIRE PARK

LYNX TRADING ESTATE

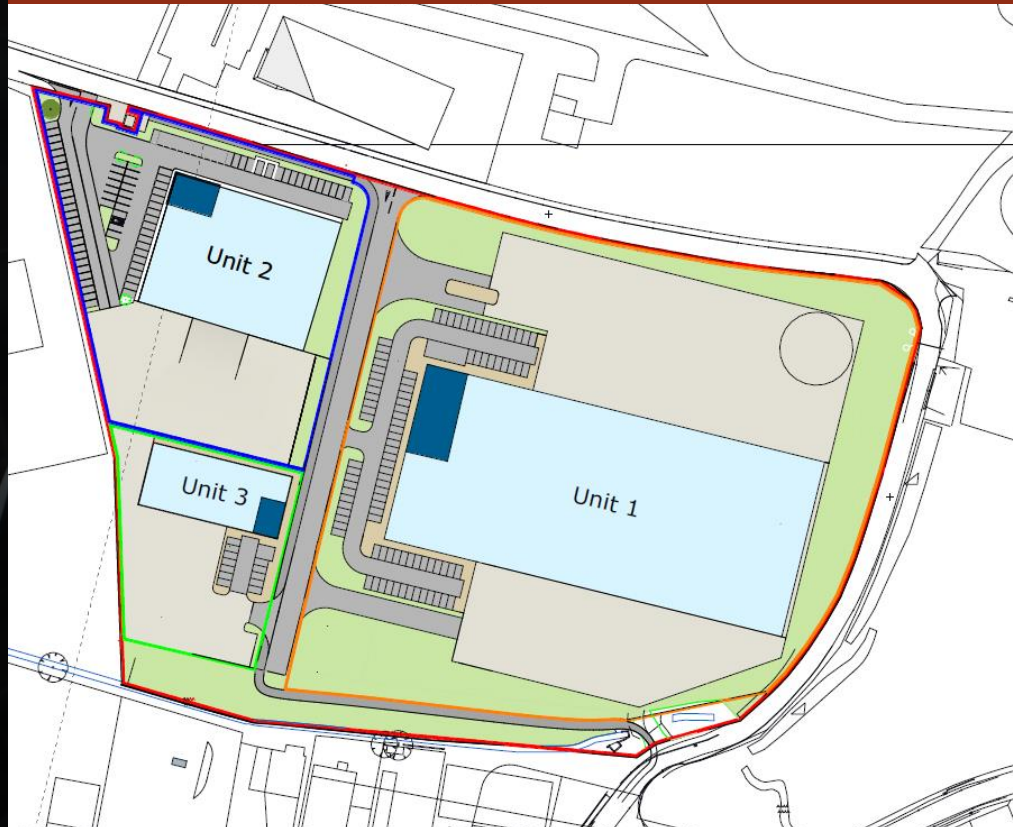
Plans

Options outlined are only draft and the developers are willing to discuss a plot size to suit individual occupiers' requirements.



Option A

	Unit 1		Unit 2		Unit 3		Unit 4	
Plot	3.6 Ac	1.46 Ha	3.32 Ac	1.35 Ha	2.33 Ac	0.94 Ha	0.94 Ac	0.38 Ha
	<i>Sq ft</i>	<i>Sq m</i>	<i>Sq ft</i>	<i>Sq m</i>	<i>Sq ft</i>	<i>Sq m</i>	<i>Sq ft</i>	<i>Sq m</i>
Warehouse	54,500	5,063	54,500	5,063	29,000	2,694	10,000	929
First Floor	3,270	304	3,270	304	1,800	167	1,000	93
Total	57,770	5,367	57,770	5,367	30,800	2,861	11,000	1,022
Loading Docks		10		10		3		
Level Access		2		2		2		2
Car Parking		51		51		82		20



Option B

	Unit 1		Unit 2		Unit 3	
Plot	6.94 Ac	2.81 Ha	2.33 Ac	0.94 Ha	0.93 Ac	0.38 Ha
	<i>Sq ft</i>	<i>Sq m</i>	<i>Sq ft</i>	<i>Sq m</i>	<i>Sq ft</i>	<i>Sq m</i>
Warehouse	92,600	8,603	28,900	2,685	11,300	1,050
First Floor	4,600	427	1,800	167	1,100	102
Total	97,200	9,030	30,700	2,852	12,400	1,152
Loading Docks		12		3		
Level Access		3		2		2
Car Parking		96		82		14



FOR FURTHER INFORMATION, PLEASE CONTACT THE SOLE MARKETING AGENTS



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A development by:



AML

Anti-money laundering ('AML') legislation require estate and letting agents to verify the identities of parties involved in property transactions and to determine the legality of funds supporting a property transaction.

A party interested in this property transaction must provide certain AML information and documents to the landlord's agents. This also includes documents on those who may run and own the interested party, or the ultimate beneficiary of the property transaction.

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