

## Unit 3, 5b Watercombe Lane, Lynx Trading Estate, Yeovil, Somerset, BA20 2SU

Light industrial unit with modern 1F offices and allocated parking

Rent – £10,800 per annum / £900 pcm (exclusive)





# Unit 3, 5b Watercombe Lane

Lynx Trading Estate, Yeovil,  
Somerset, BA20 2SU

Viewing - Strictly by appointment.  
Yeovil Commercial office on 01935 382902

Light industrial unit with offices and parking.

99.4 m<sup>2</sup> (1070 ft<sup>2</sup>)

## Situation

The property is situated on Watercombe Lane forming part of Lynx Trading Estate. Yeovil is South Somerset's Regional Centre located 28 miles East of Taunton, 50 miles Northeast of Exeter, 32 miles South of Bath and 125 miles Southwest of Central London.

Lynx Trading Estate is a large and popular industrial trading estate well located on the southwestern outskirts of Yeovil, just off the A3088 providing access to the A303 Exeter to London link road.

The property is conveniently located just off the main estate road, with established nearby occupiers including City Plumbing, NHS Morson Talent, YESS Electrical and Apollo Motor Group.

## The Property

Unit 3, 5b Watercombe Lane is a detached light industrial unit with accommodation over two floors and allocated forecourt parking.

The ground floor comprises storage with ancillary kitchen and WC facilities, together with modern fitted offices with fitted storage on the first floor.

The specification of the 1F offices includes fully carpeted flooring, suspended ceilings with recessed category two lighting and central heating system and multiple power points available throughout.

## Floor Area

The total internal floor area is approx. **99.4 m<sup>2</sup> (1070 ft<sup>2</sup>)**.

Externally, there are 3 no. parking spaces available to the front of the property, with an electric vehicle charging point.

## Rent

£10,800 per annum

## Services

Mains (3 phase) electricity, gas, water, and drainage are available.

## EPC

E-113 (copy available on request).

## Planning

Use Class E. Interested parties are advised to make their own enquiries with the Local Authority in respect of any current permitted and/or proposed use.

## Local Authority

Somerset Council 01935 462462

## Business Rates

Current Rateable Value of £11,000

## Lease Details

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

## 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 via the website:- [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)

## Legal Costs

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

## 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.

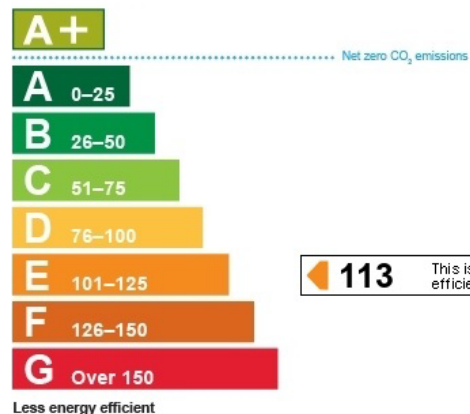
## Viewing

Strictly by appointment.

George Rogers - Yeovil Office on 01935 382902

## Energy Performance Asset Rating

More energy efficient



Less energy efficient



01935 382902

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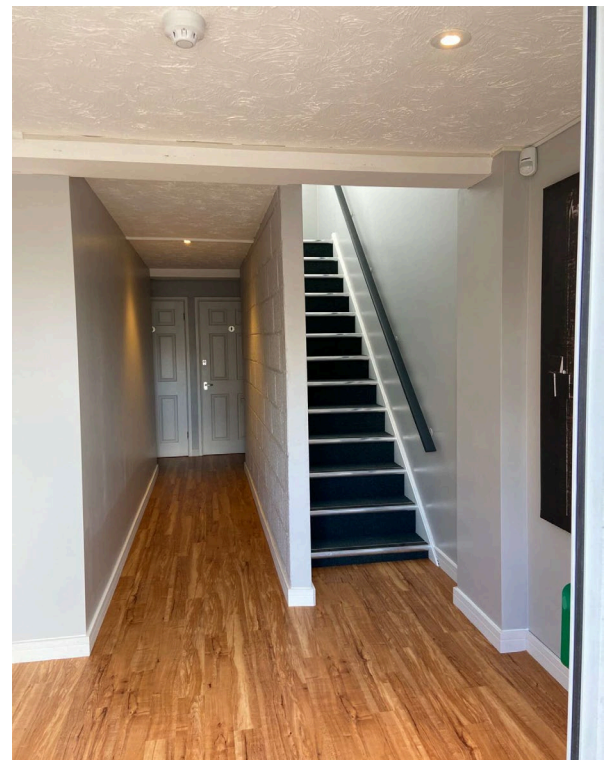
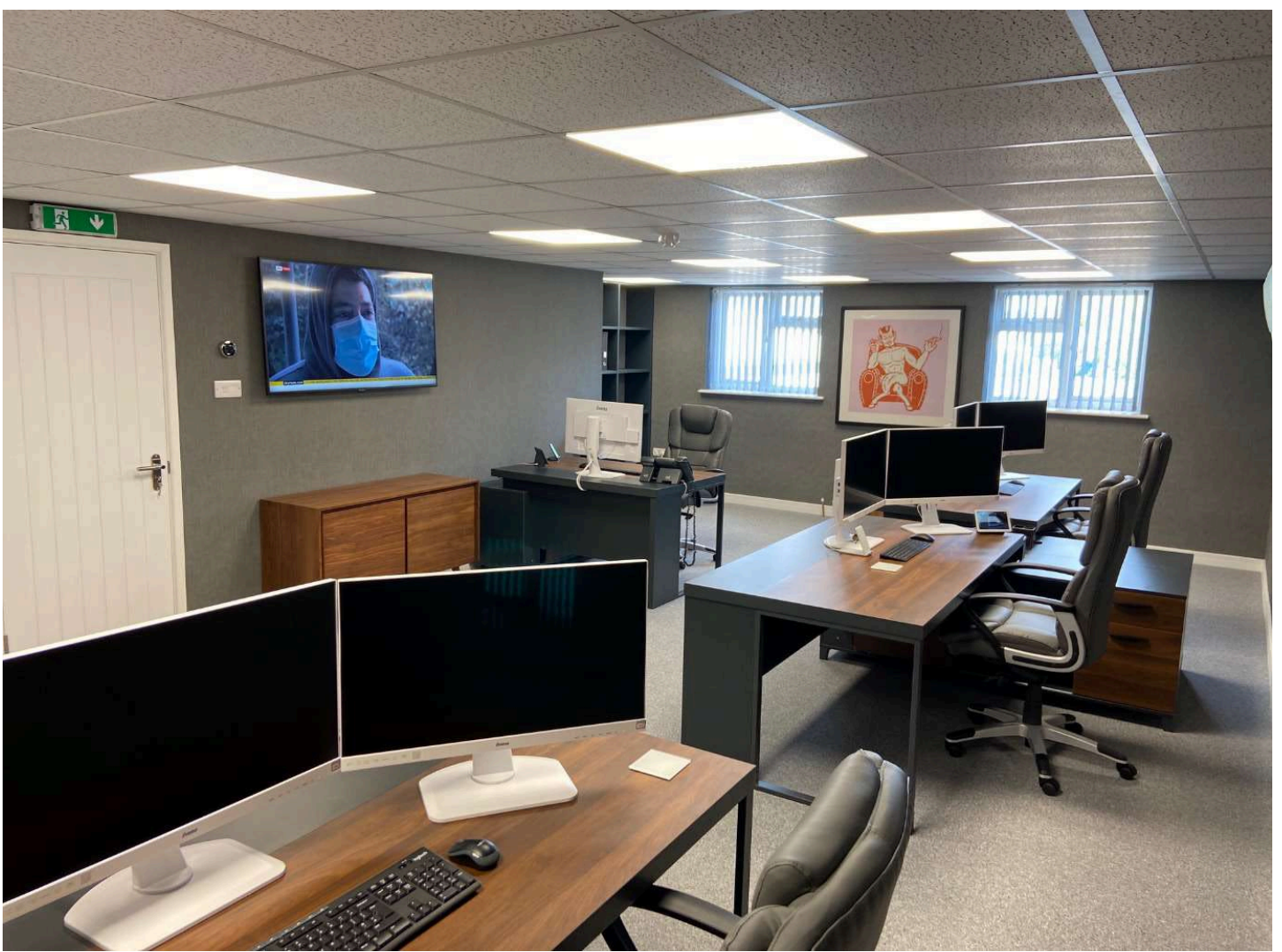


SURVEYS

VALUATIONS

PLANNING

LETTINGS



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SURVEYS

VALUATIONS

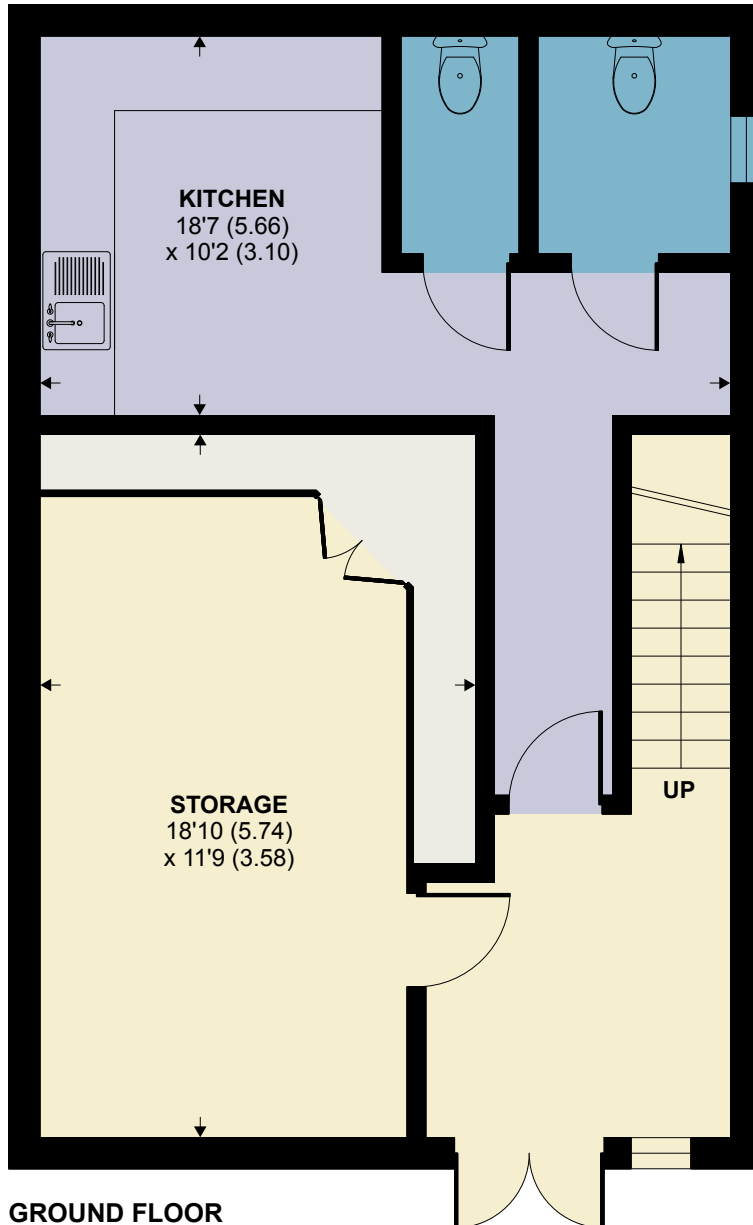
PLANNING

LETTINGS

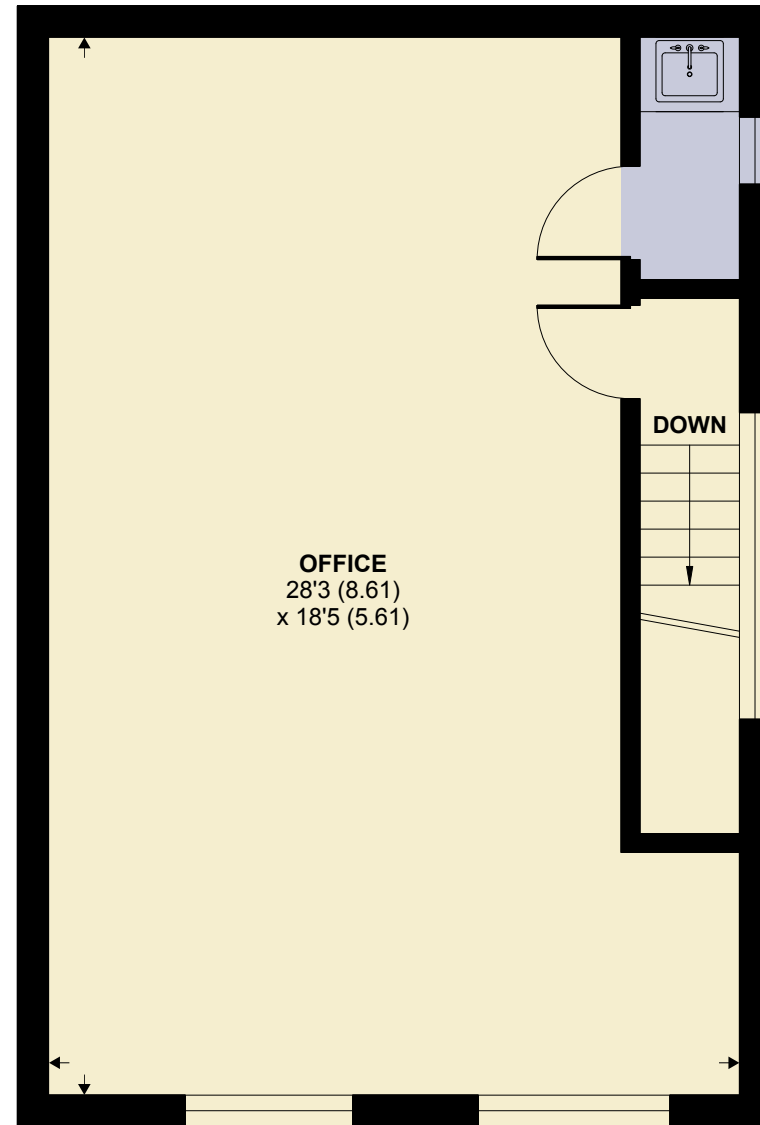
# Watercombe Lane, Lynx West Trading Estate, Yeovil

Approximate Area = 1070 sq ft / 99.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Symonds & Sampson. REF: 1121209

