



Storage Unit at Wornham Stalls, Ilchester, Nr. Yeovil, Somerset, BA22 8LT

Storage unit with yard and parking.

Rent – from £12,000 per annum



Storage Unit at Wornham Stalls, Sock Dennis, Ilchester, Yeovil, Somerset, BA22 8LT

Viewing - Strictly by appointment.
Yeovil Office on 01935 382902

Secure storage unit with yard and parking,
suitable for a variety of business uses.

650 m² (7,000 ft²)

Situation

The property forms part of Three Oaks Farm and is situated within a secure self-contained site that is accessed off the A37 Ilchester to Yeovil link road.

The site is located approximately one mile from the A303 Exeter to London trunk road which is a principal arterial route linking London to the South West. Junction 23 & 25 of the M5 motorway are also located within 20 miles of the property.

- Yeovil - 4 miles
- Wincanton - 12 miles
- Exeter - 50 miles
- London - 120 miles

Property

- **Available from 3,600 sq.ft**
- Detached clear span storage/warehouse unit.
- Min. internal eaves height of 3.20 meters.
- Steel portal frame construction.
- Blockwork to lower levels, profile sheet clad elevations.
- Pitched profile sheet roof, 20% translucent roof panels.
- Full height steel sliding door to front and rear elevation.
- Level concrete floor finish
- Self-contained site with service yard/parking areas.
- Gross Internal Area of **650 sq m (7,000 sq.ft)**

Further covered storage and secure yard area are also available upon the site by separate arrangement.

Rent

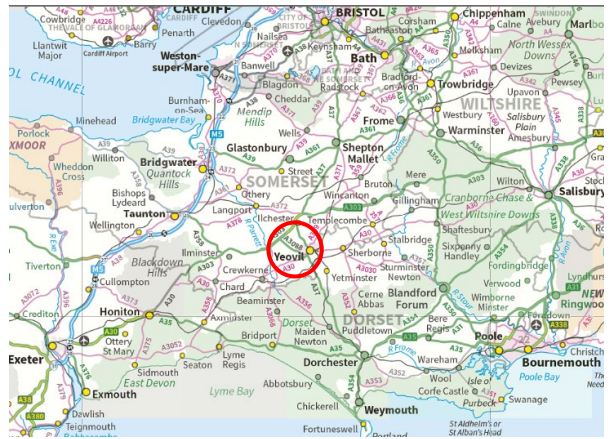
£21,000 per annum exclusive

Services

Mains water and electricity are available. No tests have been carried out in respect of the services but we understand that the services will be certified prior to occupation.

Planning

Interested parties are advised to make their own enquiries with the Local Authority in respect of current permitted /proposed use.



Business Rates

Interested parties are advised to make their own enquiries with the Local Authority.

Local Authority

South Somerset District Council

EPC

N/A

Lease Details

The unit is 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

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.

Further Enquiries

George Rogers MRICS
Symonds & Sampson LLP Yeovil
2 Court Ash, Yeovil, BA20 1HG
Tel. 01935 382902
Email. grogers@symondsandsampson.co.uk

IMPORTANT NOTICE: Symonds & Sampson LLP and their Clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and Symonds & Sampson have not tested any services, equipment, or facilities.



01935 382902

Symonds & Sampson LLP
2 Court Ash, Yeovil, Somerset, BA20 1HG
dorchester@symondsandsampson.co.uk
www.symondsandsampson.co.uk

SURVEYS

VALUATIONS

PLANNING

LETTINGS