



NEW BUSINESS/INDUSTRIAL UNITS

TO LET

Units 1-4 Becamo Court, Cross Keys Business Park, Lydford
On Fosse, Somerton, Somerset, TA11 7EZ

- New business/industrial units
 - Allocated car parking
 - New lease/s, flexible terms
 - Located off the A37

£18,320 per annum, exclusive

LOCATION

The property is located off the A37 at Lydford-on-Fosse. Yeovil is approximately 12 miles to the south and Shepton Mallet approximately 10 miles to the north.

DESCRIPTION

A new development of 4 terraced business/industrial units with generous car parking. Eaves height is approximately 4.5m

ACCOMMODATION

Unit 1	LET	LET
Unit 2	LET	LET
Unit 3	1,832 Sq Ft	170.19 Sq M
Unit 4	LET	LET
Total	1,832 Sq Ft	1,832 Sq M

BUSINESS RATES

To be assessed.

EPC

Energy Performance Certificates have been commissioned and will be available shortly.

TERMS

New full repairing and insuring lease/s, terms to be negotiated.

RENT

Unit 3 - £18,320 per annum, exclusive.

SERVICE CHARGE

A service charge is payable for buildings insurance and communal maintenance. Further details on request.

VAT

Any reference to price, premium or rent is deemed to be exclusive of VAT unless expressly stated otherwise. Any offers received will be assumed to be net of VAT unless stated otherwise.

LEGAL COSTS

Ingoing tenant to be responsible for the landlords legal costs incurred in the transaction.

NOTE

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyance 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

VIEWING

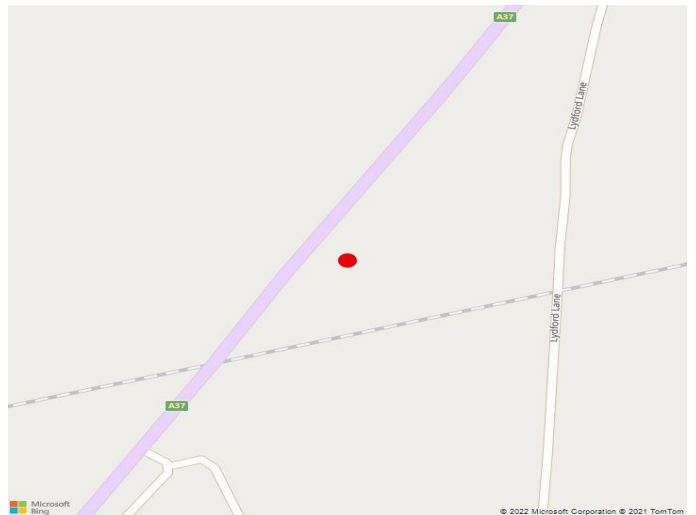
Strictly by appointment with sole agents:-

Tim Wright

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**Important Notice**

These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.

GREENSLADE TAYLOR HUNT

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