

The logo for 'gth' is displayed in white lowercase letters on a red rectangular background in the top left corner of the image.

Office Premises

**TO LET**

**Office E11, Abbey Manor Business Centre**

**Preston Road, Yeovil BA20 2EN**

- Serviced offices available on a fully inclusive basis.
- 79.06 sq m (851 sq ft).
- Located near to Yeovil's town centre.
- Ample car parking.

**£23,000 Per annum.**

## Location

Abbey Manor Business Centre is a beautiful Grade 1 listed building situated on Preston Road in Yeovil, dating back to the 15th Century. It offers serviced offices as well as conference facilities and meeting rooms. There is ample free parking around the site as well as a manned reception servicing the whole centre where post can be received/collected and calls answered in your company name if required. There is also a café on site with an attractive outside seating area.

## Description

A spacious office unit located within the site of a business centre. It is comprised of an open plan office as well as a smaller office / meeting room. It is located on the second floor and benefits from lift access.

## Floor Areas

Office	<u>851 sq ft</u>	<u>79.06 sq m</u>
Total	<b>851 sq ft</b>	<b>79.06 sq m</b>

## Tenure

The unit is let to by way of internal repairing and insuring lease for a term by arrangement at a rent of £23,000 per annum. The rent is inclusive of all costs with the exception of internet costs.

## VAT

We have been advised the premises is currently registered for VAT and therefore VAT will be payable on the rent.

## Services

Mains electricity, water and drainage.

## Legal Costs

Each party is to bear their own legal and professional costs.

## Energy Performance Certificate

The building is listed and therefore exempt from an EPC.

## Viewing

Strictly by appointment with sole agents:-

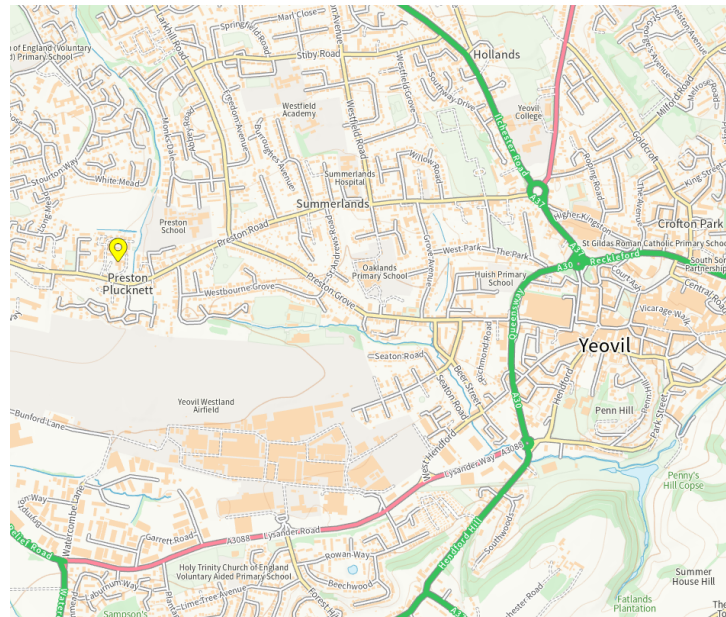
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## Important Notice

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.