

gth



21 Brympton Way, Lynx West Trading Estate, Yeovil, BA20 2HP

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- Modern Detached Business Unit
- Ground Aprox 325 sqm (3,500 sqft)
- Mezzanine 66.42 sqm (715 sqft)
- Good Sized Yard
- To Let or For Sale

Rent £32,500 p.a.
Sale Price £425,000

Situation

Yeovil is South Somerset's Regional Centre located 28 miles East of Taunton, 50 miles North East of Exeter, 32 miles South of Bath. The town benefits from good communications being located at the intersection of the A30 and the A37 and just off the A303 trunk road providing a virtual dual carriageway link to London.

Lynx Trading Estate predominantly constructed in the 1980's is a large and popular industrial trading estate well located on the south western outskirts of Yeovil, just off the A3088 link road providing access to the A303. Occupiers on Lynx Trading Estate include Screwfix, Yodel, Topps Tiles, Magnet, and a variety of independent businesses. 21 Brympton Way stands in a prominent position at the top of the hammerhead in a cul de sac.

Description

Situated on a 0.25 acre site, the property comprises a detached modern portal steel framed industrial building with front and rear roller shutter doors and internally providing an attractive office pod with reception offices, kitchen, male and female WC facilities and shower room with good sized open plan workshop / storage



accommodation. A mezzanine above the offices provides office and storage accommodation.

The property benefits from forecourt parking and accessed from the side of the unit is a large fenced rear yard area.

Accommodation (Approximate G.I.A)

Site Area	0.10 ha	0.25 acres
Ground	325 sqm	3,500 sq ft
First Floor	66.42 sqm	715 sq ft 55.74 Sq M

Services

The property benefits from three phase electricity, water, foul drainage.

Energy Performance Certificate

This property receives an energy performance rating of (D). A copy of the certificate and recommendation report is available upon request.

Business Rates

The property has a rateable value as at 1st April 2023 of £24,750



Tenure

The property is available freehold at a sale price of £425,000

Alternatively the property is available to rent on a new Full Repairing and Insuring Leas for a term by arrangement at a rent of £32,500 p.a.

VAT

We are advised that the property is not opted for VAT purposes and VAT will not be charged on rent or purchase price.

Legal Costs

Each party to bear their own legal costs.

Viewing

Strictly by appointment with Greenslade Taylor Hunt

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