

The logo for 'gth' is displayed in white lowercase letters on a red rectangular background in the top left corner of the image.A photograph of a modern industrial building with a large dark blue roller door and windows. The building has a brick base and a light grey upper section. A paved forecourt is in front of the building. A green rounded rectangle with the text 'Industrial Premises' is overlaid on the bottom left of the image.

gth

Industrial Premises

**TO LET**

**Unit D, Elliott House, George Smith Way**

**Lufton Business Park, Yeovil, Somerset, BA22 8QR**

- A modern industrial unit in one of Yeovil's premier business parks.
- Front forecourt for loading and parking.
- Gross internal area 1,879 sq ft.
- Available now for a term by arrangement.

**Rental guide: £18,000 Per annum**

## Location

Lufton Trading Estate is situated towards the western outskirts of Yeovil, and benefits from established occupiers including Honeywell, Silverline Tools, and Cavity Trays.

Yeovil is the second largest Somerset town with a resident population in excess of 40,000. The town benefits from A303 access (circa 5 miles), and two railway stations (London Waterloo to Exeter, and Bristol to Weymouth).

## Description

A modern industrial unit built with steel portal frame, low-level brick fascias and high-quality cladding. The premises features 4.9 metre internal minimum eaves height, vehicular access roller shutter and front forecourt for loading and parking. An office with kitchen and WC facilities can be installed subject to the new occupiers requirements.

## Floor Areas

Warehouse	1,879 sq ft	174.56 sq m
<b>Total</b>	<b>1,879 sq ft</b>	<b>174.56 sq m</b>

## Business Rates

We are advised by the Valuation Office that the premises' current rateable value is £15,000 pa.

## Tenure

The unit is available to let by way of full repairing and insuring lease for a term by arrangement at a rent of £18,000 per annum.

An estate charge of £750 per annum is levied for the maintenance and repair of the communal areas.

## VAT

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

## References/Rental Deposits

Financial, accountancy and other references may be sought from any prospective tenants prior to agreement. Prospective tenants may be required to provide a rental deposit subject to landlord's discretion

## Services

Three phase electricity, mains gas and water. Drainage will be installed for a new occupier.

## Legal Costs

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

## Energy Performance Certificate

The property has a energy performance rating of B39. A full copy of the EPC is available upon request.

## Viewing

Strictly by appointment with sole agents:-

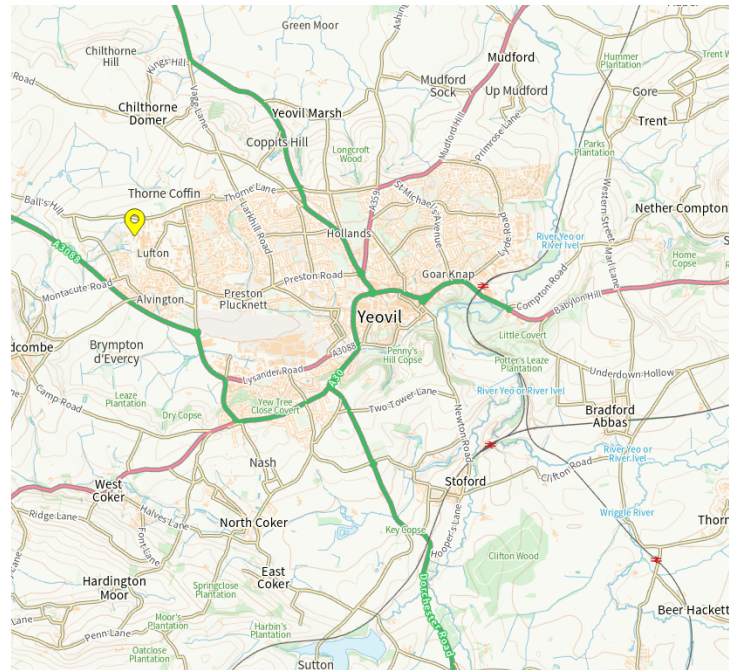
Zack Dennington / Robert Clark

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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.