

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 three-story brick building with a central entrance, multiple windows, and a small tower on the roof. The building is situated on a street corner with a pedestrian crossing and a road sign. A green callout box is overlaid on the bottom left of the image.

gth

Town Centre Offices

TO LET

The Glove Factory, Old Station Way

Yeovil, Somerset, BA20 1EL

- Town Centre Location close to Yeo Leisure Park and Stars Lane Car Park.
- Attractive Grade ii Listed Building.
- First and Second Floor offices available individually or combined.
- Approximately 126.35 sqm (1,360 sqft) to 288 sqm (3,100 sqft) .
- Available on a new lease for a term by arrangement.

Guide rent £13,500—£31,000 per annum

Location

Yeovil is a major regional centre with a resident population of approximately 42,500 serving a further catchment population of around 120,000 within a 20-mile radius.

The Glove Factory is prominently located in the town centre at the entrance to Yeo Leisure Park and opposite Stars Lanre Car Park

Description

The Glove Factory is an attractive Grade ii listed three storey building.

The available accommodation comprises the offices at first and second floor.

As shown on the floor plans attached the first floor provides two good sized open plan areas with additional office rooms and male and female WC facilities and kitchenette.

The second floor again provides two open plan office areas

Approximate Floor Areas

First Floor

Offices 1,740 sq ft 161.65 sq m

Second Floor

Offices 1,360 sq ft 126.35 sq m

Total 3,100 sq ft 288.00 sq m

Business Rates

We are advised by the Valuation Office that the premises' rateable value as of 1st April 2023 is £27,500.

A new business rates assessment will be provided if the floors are let separately

Tenure

The offices are available to let by way of full repairing and insuring lease for a term by arrangement.

Rent

1ST Floor £17,500 per annum exclusive
2nd Floor £13,500 per annum exclusive .

VAT

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

Services

Electricity, gas, water and drainage.

Legal Costs

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

Energy Performance Certificate

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

Additional Accommodation

The ground floor totalling 157.93 sqm (1,700 sqft) predominantly refurbished and requiring finishing off works can also be made available to rent further details upon request

Viewing

Strictly by appointment with agents:-

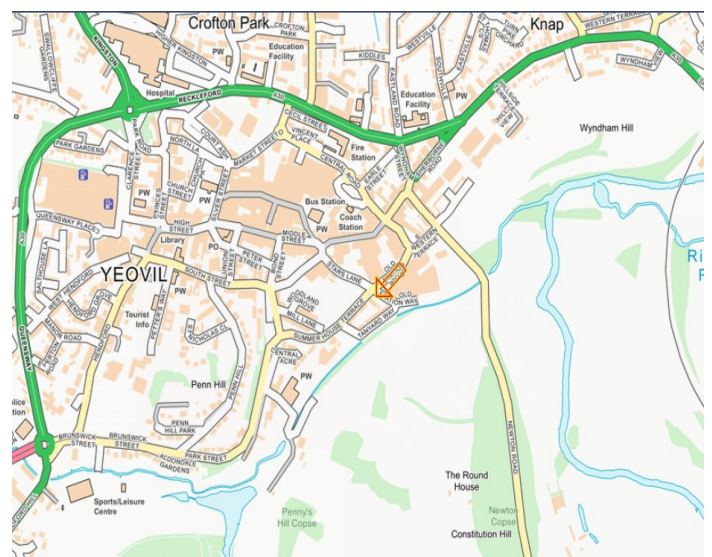
Robert Clark & Zack Dennington

Greenslade Taylor Hunt

22 Princes Street, Yeovil, Somerset, BA20 1EQ

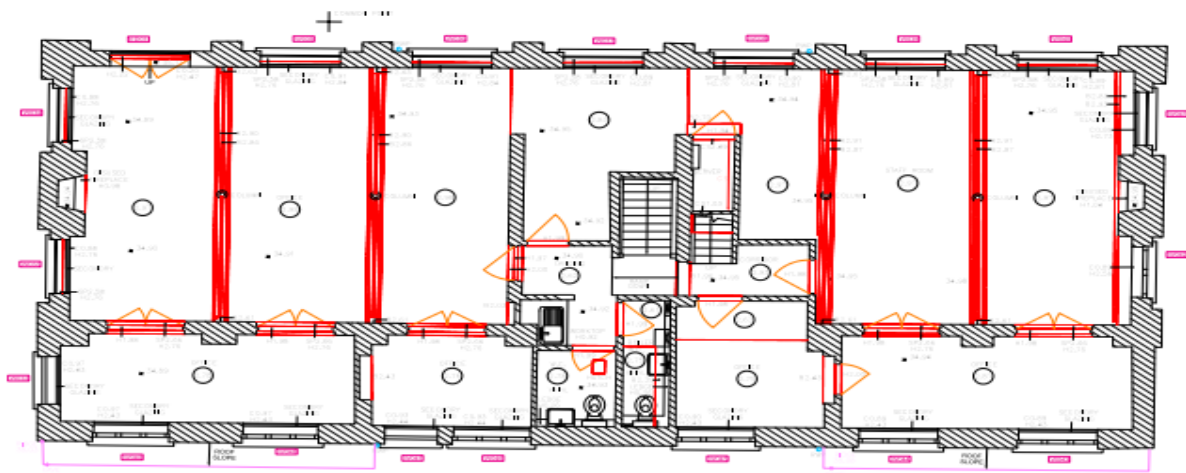
Telephone: 01935 423474

Email: Robert.clark@gth.net Zack.dennington@gth.net

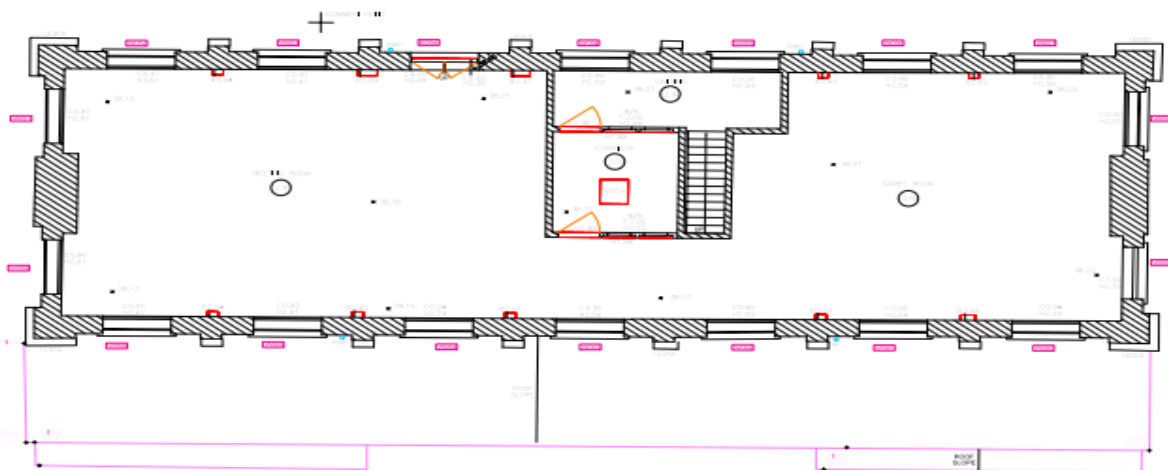


Important Notice

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.



EXISTING FIRST FLOOR PLAN



EXISTING SECOND FLOOR PLAN